

## Parent / Guardian/ Sponsor Guaranty

**THIS GUARANTY AGREEMENT** (the “Guaranty”) is entered into by

\_\_\_\_\_ (the “Guarantor”)

by agreeing to the terms and conditions set forth in this Guaranty.

It is understood that \_\_\_\_\_ (the “Tenant”)

has applied to become a Tenant in the Renaissance Condominiums.

1. The Lease Agreement (the “Lease Agreement”) is incorporated herein and has been entered into by the Tenant, subject to completion as appropriate. Renaissance, Inc. (the “Landlord”), requires, as a condition of the acceptance a guarantee by the prospective Tenant’s parent(s), guardian, or other sponsor. The requirement of this Guaranty is in recognition that most Tenants in such community do not have independent financial means, but this Guaranty shall be in force irrespective of the financial means of the Tenant.
  2. In order to induce Landlord to lease to the Tenant, the undersigned does hereby guarantee the payment in full and performance of all obligations by Tenant under the Lease Agreement or any renewal, extension or subsequent Lease Agreement(s) (whether for the same or different condominium unit), and to pay all amounts owed pursuant to the Lease Agreement including, but not limited to, fees imposed pursuant to the Rules and Regulations, or attorney’s fees incurred in the enforcement of the Lease Agreement or any renewal, extension or subsequent Lease Agreement.
  3. This Guaranty may be enforced against Guarantor(s) without the necessity of recourse against Tenant or any parties responsible. Guarantor(s) consent(s) that any proceedings to enforce this Guaranty or related rights may be brought before the court sitting in the judicial district or circuit in which the leased property is located, and Guarantor(s) consent to personal jurisdiction of such courts and agree that they may be served with process by certified mail addressed to them at the address entered set forth in this Guaranty. Any actions to enforce this Guaranty shall be governed by the laws of the State in which the community is located.
  4. The Guarantor(s) acknowledges that it shall have liability under this Guaranty, notwithstanding any of the foregoing: a. That the Landlord renews the Lease Agreement, grants Tenant extensions of time within which to pay amounts due or perform any of Tenant’s obligations under the Lease Agreement, or the fact that the Guarantor was not notified of any changes or amendment to the Lease Agreement; b. The failure of the Landlord to seek recourse against or sue the Tenant for any amounts due under the Lease Agreement prior to requiring payment from the Guarantor; c. Any belief that any other person was also going to sign or be obligated under this Guaranty; d. The inability of the Tenant or any other guarantor to be responsible under the Lease Agreement or this Guaranty by virtue of their legal incapacity, disability or bankruptcy; e. The fact that the guarantor was not given prior notice of the default by Tenant under the Lease Agreement.
  5. Failure of Landlord to enforce rights of recovery against other occupants of Tenant’s apartment unit and any third parties shall not release Guarantor(s), provided Guarantor(s) is only liable for payments or obligations of Tenant whose name is set forth above in accordance with the terms of the Lease Agreement but shall be solely responsible as though Guarantor(s) were the Tenant. 6. In addition to the amounts guaranteed, Guarantor(s) agrees to pay a reasonable attorney’s fee and all costs imposed under the terms of the Lease or required as appropriate in enforcement of this Guaranty.
- THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE AGREEMENT, AND LANDLORD FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSONS WHOSE NAME(S) ARE SHOWN ABOVE. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL, IN THE EVENT OF A FALSE OR FORGED EXECUTION HEREOF. FURTHER, THIS GUARANTY SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE LEASE AGREEMENT, OR ANY SUBSEQUENT LEASE AGREEMENT, IN WHICH THE TENANT HAS ENTERED.



**RENAISSANCE CONDOMINIUM  
PARENT /SPONSOR GUARANTOR APPLICATION**

Address: \_\_\_\_\_ Condo: # \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Lease Term: \_\_\_\_\_ Commencement Date: \_\_\_\_\_

Tenants Name: \_\_\_\_\_

**Personal Information:**

Guarantor Name: \_\_\_\_\_

Guarantor Home Address: \_\_\_\_\_

City / State/ Zip: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Driver License #: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Issued State of: \_\_\_\_\_

Guarantor Phone Number: \_\_\_\_\_ Guarantor Date of Birth: \_\_\_\_\_

**Employment Information:**

Guarantor Employer: \_\_\_\_\_

Work Address: \_\_\_\_\_

City / State / Zip \_\_\_\_\_

Work Phone Number ( ) \_\_\_\_\_ Mobile Number: ( ) \_\_\_\_\_

Guarantor Signature

The foregoing was acknowledged, sworn to and subscribed before me by \_\_\_\_\_

\_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

He/She has produced Driver License #: \_\_\_\_\_ as identification.

Notary Public – State of \_\_\_\_\_

Printed Name: \_\_\_\_\_

Commission No: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

NOTARY SEAL

**NOTICE: THIS DOCUMENT MUST BE NOTARIZED**

The execution of this document is a material inducement for Landlord to enter into a Leasing Agreement, and Landlord fully relying upon the due and valid execution by the persons whose name(s) are shown above. Landlord reserves all recourse, civil or criminal, in the event of a false or forged execution hereof. Further, this agreement shall remain in effect for the entire Leasing Agreement, or any subsequent Housing Agreement, Renewal and/or Extension, in which the Tenant has entered.

I hereby authorize Renaissance, Inc. to obtain information it deems desirable in the processing of my application; including, credit reports, civil or criminal actions, rental history, employment salary details, police and vehicle records, and any other relevant information, which deemed necessary for this application.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

Please make sure you mail the Original Leasing Agreement back to:

Renaissance, Inc.  
120 Suburban Rd, Suite 202  
Knoxville, TN 37923

**Authorization for Release of Information**

I hereby authorize Renaissance to perform investigations into my background, past behavior, to my character, general reputation and mode of living including but not limited to:

**Investigative Consumer Reports:** I authorize the company to perform investigative consumer reports that may include: credit reports, criminal history or other records, workers compensation histories, motor vehicle records, employment and unemployment records, military records, or other sources of information.

**Education and Employment:** I authorize schools, colleges and all scholastic institutions to release any and all information requested. This includes: transcripts, grades, attendance record and any other information requested.

I authorize all former and current employees to release any and all information regarding employment history.

This includes: all information in my personnel file, salary history, condemnations, and all other pertinent information.

**Authorization and Understanding:** I authorize custodians of the records of any agency, government agency or company as described above to release information upon request of the company.

I understand that the information requested is for the use by the company and to be re-disclosed only as authorized by the law.

I understand that I have the right to request from the company a written disclosure of the nature and scope of the investigation.

**TO BE COMPLETED BY APPLICANT**

The following information is True and Correct to the best of my knowledge and is used for identification and investigative purposes only.

Last Name \_\_\_\_\_

First Name \_\_\_\_\_

Middle Name \_\_\_\_\_

Current Address \_\_\_\_\_

City \_\_\_\_\_

Social Security Number \_\_\_\_\_

Date of Birth \_\_\_\_\_

Driver's License No. \_\_\_\_\_

Other Last Names Used \_\_\_\_\_

Other States and Countries I have lived \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_