

CONTINUING PARENTAL OR SPONSOR GUARANTY

THIS GUARANTY AGREEMENT is executed by the person or persons whose names are signed below. It is understood that

_____ "Resident") wishes to reside at _____.

The Lease between Resident and Landlord and related Rules and Regulations are incorporated herein and will be signed by Resident. The Landlord requires, as a condition of the acceptance of such Resident, that all obligations of the Resident with respect to the Lease and Rules and Regulations be personally and unconditionally guaranteed by the prospective Resident's parent, guardian or other sponsor. The undersigned represents that his or her relationship with the Resident is that of

_____ (parent, guardian, or specify other).

In order to induce Landlord to lease to the Resident identified above, the undersigned does hereby (if more than one, jointly and severally) unconditionally guarantee the payment in full of all obligations under the Lease to be executed by the Resident or any renewal, extension or subsequent Lease (whether the same or different unit), and to pay all amounts, including but not limited to rent, fines imposed pursuant to the Rules and Regulations, charges for damage to the property, late charges or attorney's fees incurred in the enforcement of the subject Lease or any renewal, extension or subsequent lease.

This Guaranty may be enforced against Guarantor without the necessity of recourse against Resident or any other parties responsible. The Guarantors waive (1) renewal or notice of extension of time within which any payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Resident; (3) any understanding that any other person, firm or corporation was to sign this Guaranty; (4) the incapacity or bankruptcy of Resident or any other Guarantor; and (5) any notice of change or amendment to the Lease, the Rules and Regulations, or the right to any notice of default.

Failure of Landlord to enforce rights of recovery against other occupants of the residence and any third parties shall not release Guarantor. Guarantor shall be liable for obligations under the Lease as though Guarantor executed the Lease as Resident, and Landlord shall not be subject to any defenses, offsets or agreements which might exist between Guarantor and Resident.

This Guaranty is general and shall inure to, and may be relied upon and enforced by, any successor or assign of Landlord. The obligations of Guarantor (s) shall be binding upon the Guarantor(s) and their successors and assigns. This Guaranty is to be performed in St. Louis, Missouri, County of St. Louis and any suit hereon or any breach hereof may be brought and prosecuted in the courts of proper jurisdiction of said county.

In addition to other amounts guaranteed, Guarantor agrees to pay reasonable attorney's fees and all costs imposed under the terms of the Lease or required in enforcement of this Guaranty. Guarantor authorizes landlord or landlord's agents to obtain a consumer and/or investigative credit report.

 Primary Guarantor

 Spouse, if any

Social Security #- Primary Guarantor

Social Security #- Spouse

Address

Phone

Address

Phone

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ day
of _____, _____.

Signature of Notary

(SEAL)

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE CONTRACT, AND LANDLORD IS FULLY RELYING UPON THE DUE AND VALID EXECUTION BY ALL PERSONS WHOSE NAMES 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 TERM OF THE LEASE CONTRACT, OR ANY RENEWAL, EXTENSION OR SUBSEQUENT LEASE CONTRACT TO WHICH RESIDENT AND LANDLORD, OR ITS SUCCESSORS OR ASSIGNS, ARE PARTIES.