



BROWNSTONE
properties, inc.

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GUARANTOR APPLICATION FOR LEASE

Please Fill In All Information Completely

Property Location: _____

Estimated Move In Date (Rental Units Are Not Held More Than Two Weeks): _____

E-Mail Address: _____

1. Guarantor Full Name: _____

SSN: _____ Drivers License # _____ State: _____ Date of Birth: _____

Home Phone # _____ Work Phone # _____ Cell Phone # _____

Present Address: _____

Landlord/ Mortgage Company: _____

Landlord/ Mortgage Company Phone #: _____ Length At This Address: _____

Previous Address: _____

Landlord/ Mortgage Company: _____

Landlord/ Mortgage Company Phone #: _____ Length At This Address: _____

2. Guarantor's Present Employer: _____

Employer's Phone # _____ Supervisor's Name _____

Length of Employment: _____ Position: _____ Salary: _____

Guarantor's Previous Employer: _____

Employer's Phone # _____ Supervisor's Name _____

Length of Employment: _____ Position: _____ Salary: _____

DISCLOSURE OF BROKERAGE RELATIONSHIP: Landlord and Tenant each acknowledge the brokerage relationship as described. Landlord and Tenant also confirm that the disclosure of and consent to the brokerage relationships described below were made prior to the time the offer to lease was made by Tenant and delivered to Landlord. The duties of real estate licensees in Virginia are set forth in Section 54.1-2130 et seq. of the Code of Virginia and in the regulations of the Virginia Real Estate Board. In addition to the information contained in this disclosure pertaining to brokerage relationships, there may be other information relevant to the transaction which may be obtained from other sources.

Landlord and Tenant confirm that in connection with the transaction contemplated by this Application, the Broker and their representatives have acted on behalf of Landlord as Landlord's agent.

PLEASE INITIAL: Guarantor: _____

DISCLOSURE OF "MEGANS LAW": You should exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 23)19.2-387 et seq.) of Title 19.2; whether the owner proceeds under subdivision 1 or 2 of subsection A of 55-519. Such information may be obtained by contacting your local police department or the Department of State Police, Central Criminal Records Exchange, at (804) 674-2000.

PLEASE INITIAL: Guarantor: _____

The guarantor(s) hereby certify that the information contained in this Application for Lease is true and correct to the best of Guarantor(s) knowledge and belief. Guarantor(s) hereby authorize the Broker to conduct a credit check on Applicant(s) and an appropriate background check to verify information provided herein by Guarantor(s) for approval or rejection of this Application.

**A NON-REFUNDABLE APPLICATION FEE IN THE AMOUNT OF \$20
MUST ACCOMPANY THIS APPLICATION.**

We have read the terms and conditions of this Application for Lease. We understand this is a binding Contract separate and apart from the Lease Agreement.

Guarantor's Signature

Date



GUARANTEE OF PAYMENT

Tenant(s): _____

Guarantor(s): _____

DEFINITIONS

“I”, “me” and “my” refer to the Guarantor referred to above. All other terms are defined on Page 1 of the Lease.

1. REASON FOR GUARANTEE

I know that you would not rent the premises to the Tenant unless I guarantee the Tenant’s Performance. I have requested you to enter into the Lease with the Tenant. I have substantial interest in making sure that you rent the Premises to the Tenant.

2. GUARANTEE

I guarantee the full performance of the Lease by the Tenant. My guarantee is absolute and without any condition. It includes, but is not limited to, the payment of Rent, Additional Rent and other money charges. In addition I agree to these other items:

3. CHANGES IN LEASE HAVE NO EFFECT

My guarantee will not be affected by any change in the Lease whatsoever. This includes, but is not limited to, any extension of time or renewals. My guarantee will bind me even if I am not a party to these changes.

4. WAIVER OF NOTICE

I do not have to be informed about any defaults by the Tenant. I waive notice of nonpayment or other default by the Tenant.

5. PERFORMANCE

If the Tenant defaults, you may require me to perform without first demanding the Tenant to perform.

6. WAIVER OF JURY TRIAL

I give up my right to trial by jury in any claim related to the Lease or my guarantee.

7. CHANGES

My guarantee can be changed only by a written agreement signed by all the parties to the Lease and my guarantee.

SIGNATURES:

I have signed this Guarantee on the date indicated.

Witness:

Guarantor:

Signature Date

Signature Date

Address

Address

City, State & Zip

City, State & Zip