

# The Studios At Patchen

2750 Gribbin Dr.

Lexington, KY 40517

The undersigned \_\_\_\_\_ (“Guarantor”) and The Studios At Patchen (“Landlord”) agree to enter into a lease and any subsequent modification, renewal, or extension thereof (collectively “the Lease”), hereby guarantees each and all of Resident’s duties under the lease, including the duty to pay rent. Landlord would not enter into the Lease without this Guarantee. Landlord may proceed directly against Guarantor without first proceeding against Resident or exhausting any remedies against Resident. No modification, renewal, extension, forbearance or leniency extended by Landlord to Resident shall discharge Guarantor, and Guarantor agrees that at all times Guarantor will be liable notwithstanding any modification, renewal, extension, forbearance or leniency and notwithstanding the fact that Guarantor has had no notice of any such modification, renewal, extension, forbearance or leniency. Landlord and Resident, without notice or consent by Guarantor, may at any time enter into modifications, renewals, or extensions of the Lease without this Guarantee being released or affected and Guarantor shall continue as Guarantor with respect to the Lease as so modified, renewed, or extended. Neither the Guarantor’s guarantee nor any remedy for the enforcement thereof shall be impaired, released or limited in any manner whatsoever by any change, release, or limitation of the liability of Resident or its trustee or receiver in bankruptcy or of any remedy for the enforcement thereof resulting from the Federal Bankruptcy Act or any other federal or state statute from the decision of any court. Guarantor further agrees to be bound, jointly and severally, with the same force and effect as if Guarantor was named as the Resident in the Lease.

Apartment # \_\_\_\_\_ Date \_\_\_\_\_

Resident \_\_\_\_\_

Guarantor \_\_\_\_\_

Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_

Employer Name and Address \_\_\_\_\_

Position \_\_\_\_\_ Supervisor Name \_\_\_\_\_

Supervisor Phone \_\_\_\_\_ Date of Hire \_\_\_\_\_

Annual Income \_\_\_\_\_

I represent that the information given above is correct and I hereby give The Studios At Patchen the right to verify and check the above information as well as performing a credit, eviction, and criminal background check.

Guarantor \_\_\_\_\_ Agent for Landlord \_\_\_\_\_

Notary Public \_\_\_\_\_

Commission Expires \_\_\_\_\_