



Lease Contract Guaranty

PRIVACY POLICY ON PERSONAL INFORMATION

We are dedicated to protecting the privacy of your information. This includes your social security or other government identification numbers. Our privacy policy is to help assure you that your information is kept secure. We follow all federal and state laws regarding the protection of your personal information.

How information is collected. You will be furnishing some of your personal information (such as your social security or other governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application form or other documents that you provide to us either on paper or electronically.

How and when information is used. We may use this information in the process of verifying statements made on your rental application, such as your rental, credit, and employment history. We may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for any money you may owe in the future.

How the information is protected and who has access. Only authorized persons have access to your social security or other governmental identification numbers. We keep all documents containing this information in a secure area, accessible only by authorized persons. We limit access to electronic versions of the information to authorized persons only.

How the information is disposed of. After we no longer need your social security or other governmental identification numbers, we will store or destroy the information in a manner that insures that no unauthorized person will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information.

Locator Services. If you were referred by a locator service please be aware that the locator services are independent contractors and are not our employees - even though they may have had you initially fill out rental applications and lease forms. You should require any locator services you use to furnish you their privacy policies.

Thank you,

HARRELL Group Real Estate Services

Signature: _____

Date: _____

Lease Contract Information

About Lease:

Date of Lease Contract: (top left hand corner on page 1 of Lease Contract)

Owner's Name: **HRMS,agent**

Resident Names: (list all residents on Lease Contract)

Unit No. of dwelling _____ and street address of dwelling being leased:

City/State/ZIP of above dwelling:

Monthly rent for dwelling unit: \$ _____

Reletting Charge: \$ _____

Beginning date of Lease Contract: _____

Your Work:

Present employer: _____

Employer's address: _____

City/State/ZIP: _____

Work phone: (____) _____

Alternate phone: (____) _____

Email address: _____

How long? _____

Position: _____

Your gross monthly income is over: \$ _____

Supervisor's name: _____

Phone: _____

Guarantor Information:

About Guarantor:

Full Name: (exactly as on driver's license or govt. ID card)

Current Address:

City/State/ZIP:

Phone: (____) _____ Cell Phone: (____) _____

Email Address:

(Please check one) Do you own rent your home?

If renting, name of apartments:

Manager's name: _____

Phone: _____

Your Social Security #: _____

Driver's license # and state / OR govt. photo ID card #

Birthdate: _____

Sex: _____

Marital Status single married divorced widowed
 separated

Total number of dependents under the age of 18 or in college: _____

What relationship are you to the resident (s)? parent
 brother or sister employer other _____

Are you or your spouse a guarantor for any other leases? yes
 no. If so, how many? _____

Your Spouse:

Full name (exactly as on driver's license or govt. ID card):

Driver's license # and state / OR govt. photo ID card #:

Social Security #: _____
Birthdate: _____
Alternate or cell phone: (____) _____
Email address: _____
Present employer: _____
How long? _____ Position: _____
Work phone: (____) _____
Monthly gross income is over: \$ _____

Your Credit/Rental History:

Your bank's name: _____
City/State: _____
List major credit cards: _____

To your knowledge, have you, your spouse, or any resident listed in this Guaranty ever:

- Been asked to move out? Broken a rental agreement?
- Declared Bankruptcy? Or, been sued for rent?

To your knowledge, has any resident listed in this Guaranty ever:

- Been sued for property damage? Been charged, detained or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion?

- Or, been charged, detained or arrested for a felony or sex-related crime that has not been resolved by any method?
Please Explain:

FOR OFFICE USE ONLY:

Verification was by (check one):
____ Phone
____ Face to Face Meeting
Date Verified: _____

Telephone Number Called (if applicable):

Name of Guarantor who was contacted:

Owners representative who talked to Guarantor:

Each guarantor must submit and execute a separate Lease Contract Guaranty, unless guarantors are husband and wife. Termination of your obligation to guarantee the Lease Contract applies only to future liabilities of the resident. You will remain liable for sums owed to us by the resident, including damages, as long as the resident resides in the property for the duration of the time the resident occupies the property.

The term “you” in this Guaranty refers to the guarantor and the guarantor’s spouse, if applicable.

If we delay or fail to exercise lease rights, pursue remedies, give notices to you, or make demands to you, as guarantor, you will not consider it as a waiver of our rights against you. Our remedies against the resident(s) apply to guarantor as well. All residents, guarantors and guarantor’s spouse are jointly and severally liable. It is unnecessary for us to sue or exhaust remedies against residents in order for you to be liable.

This Guaranty is part of the Lease Contract and shall be performed in the country where the dwelling unit is located. Payments under this Guaranty must be mailed to or made in the country where the dwelling unit is located. You represent that all information submitted by you on this Guaranty is true and complete, and that you will inform us of any change of address. We may require this document to be notarized. You authorize verification of such information via consumer reports, rental history reports, and other means. You acknowledge that our privacy policy is available to you. A facsimile or electronic signature on this Guaranty will be binding as an original signature. You do not need to sign or be named in the Lease Contract, only this Guaranty.

We recommend that you obtain a copy of the Lease Contract and read it. This Guaranty applies even if you don’t do so. *We will furnish you a copy of the Lease Contract upon written request.*

You acknowledge that by signing this Lease Contract Guaranty you unconditionally guarantee all obligations of all resident(s) under the above Lease Contract, including but not limited to rent, late charges, property damage, repair costs, animal violation charges, re-letting charges, utility payments and all other sums which may become due under the Lease Contract. Guarantor is liable for any increase in the amount of rent stated in this agreement, regardless of any renewals or month-to-month renewals.

You acknowledge and agree that your obligations as guarantor will continue for all Lease Contract term(s) and renewals, including automatic renewals, amendments and modifications entered into by the date specified above under “Lease Contract Information,” entitled “Last date for Guarantor renewal.”

Date of Signing Guaranty:

Signature of Guarantor:

Signature of Guarantor’s Spouse (if applicable):

After signing, please return the signed original of this Guaranty to:
HRMS, agent at 4315 Lake Shore Dr.
Suite M. Waco, TX. 76710
Telephone: (254) 772-8572
Fax: (254) 772-0370
Email: leasing@harrellrealty.us