

Cambridge House LLC

Residential Lease Guarantee

IN CONSIDERATION of the execution of that certain Residential Lease and any Addenda related thereto by and between CAMBRIDGE HOUSE LLC as agent for the owner of the subject property described in the Lease (collectively "Landlord") and _____ ("Tenant"), whose

relationship to me is _____, for the property located at 1113 West Plum St., Ft. Collins, CO (collectively, the "Lease"), the undersigned Guarantor, ("Guarantor") hereby irrevocably and unconditionally guarantees payment when due, whether by acceleration or otherwise, of all amounts described in the Lease and all other obligations and liabilities due and to become due to Landlord under the Lease and any other future leases which may be entered into by Tenant and Landlord with respect to any real property owned and or controlled by Landlord.

Without limiting the forgoing, Guarantor guarantees all obligations of Tenant including, without limitation, all interest thereon, attorneys' fees, costs, indemnity liability, expenses of collection and expenses or damages owed by Tenant to Landlord under the terms of the Lease or any such future lease between Landlord and Tenant. Guarantor waives all right of surety ship defenses. This Guarantee is governed by laws of the State of Colorado and the venue for any action brought with respect to this Guarantee shall be in Larimer County, Colorado.

Guarantor's Signature _____

Guarantor's Name (please print) _____

Guarantor's Address _____

Guarantor's City, State, Zip _____

Guarantor's Phone Number _____

Guarantor's Social Security Number _____ - _____ - _____

Guarantor's E-mail address for notification _____

County of _____ State of _____

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 20 ____.

BY _____

NOTARY PUBLIC _____

My Commission Expires _____

Cambridge House LLC

Disclosure to Guarantee Signers

Please carefully read the following and initial where applicable.

The lease, which your son, daughter or other relative is entering into with respect to the rental property located in Fort Collins, Colorado, is a pro landlord oriented lease. This is many students first time to rent and we keep tight controls on the experience.

Initials ____ 1.) Condition of property/Maintenance of the Property:

We have over 100 units. We have excellent consistency from one unit to another. We repaint units every 5 years and recarpet every 7 to 10 years. The carpets are professionally cleaned each year. We do not replace carpet because of stains.

Initials ____ 2.) Subleasing:

If your son or daughter leaves college or decides to move out prior to the lease expiration you need to know you are still responsible for the rent and lease liability through the full term of the lease. Additionally, there are costs to sublease and/or assign the lease as described in the lease agreement. sublease.

Initials ____ 3.) Responsibility:

By signing the parental guarantee form you will become responsible, individually and severally, for the obligations on the lease. Students can be extremely rough on properties and large repair bills may be incurred. If Cambridge House LLC experiences any problems with the tenants including but not limited to partying, disturbances, late rents, etc., or not responding to notices you will be notified and expected to remedy the situation.

Initials ____ 4.) Parking Permits:

Parking is by individual permit parking and for the Tenants of the Cambridge House LLC only. An optional annual parking permit fee of \$150.00 is due to the Landlord for the use of a designated parking space. Limit one permit per Tenant. There are approximately 215 residents living at the Cambridge House LLC. There are 175 permits available. The permits are available on a first come first serve basis. Tenants will pick an available space and that will be their space for the term of their lease. **Tenants will be responsible for monitoring their space.** Unauthorized cars parking in designated spaces should be towed at Tenants discretion. There are three Handicap spaces available. We may have illegally parked cars towed off the premises at vehicle owner's expense. Any vehicle is prohibited on the property and may be immediately towed without prior notification of any kind, if the vehicle:

- (1) blocks another vehicle from exiting.
- (2) is parked in a fire lane or any other no parking areas.
- (3) is parked in staff or loading zone only parking.
- (4) is parked in handicap space without a handicap permit.
- (5) is abandon, unlicensed, inoperable, takes up more then one space.
- (6) is registered to someone who has surrendered or abandoned the apartment or does not have a valid lease.

Initials ____ 5.) Confidential Information:

Since we are extending credit to you and your child, we require that you provide us your social security number and your date of birth. We hold this information with strict confidence to protect you from identity theft. The documents you sign are copied only once. The original document is held in our office, which has an alarm system and security cameras. When we are done with the document we have the document shredded. A fire copy is held off site in a private secured home and also shredded after its use.

We hope there are few or no problems to encounter and we want you to know we are concerned with the condition of the property and the safety of our Tenants.

By signing below you acknowledge receipt and approval of the lease and the Guarantee. No provision in this disclosure constitutes an amendment to the provisions of the lease or the residential lease guarantee.

Guarantee signer

Date

Cambridge House LLC

Authorization to Obtain and Release Credit Information

Guarantor Printed Name

_____/_____/_____
Guarantor Date Of Birth

_____-_____-_____
Guarantor Social Security Number

The undersigned hereby authorize Cambridge House LLC and or a third party authorized by Cambridge House LLC to obtain information including but not limited to credit reports, present and past employment, status of bank accounts, and payment history on mortgages and/or rental housing.

The undersigned understand this information may be used to collect a debt owed to Cambridge House LLC for outstanding obligations after the expiration of the Lease and/or Residential Lease Guarantee.

This authorization shall have the same effect in original, e-mail, facsimile or copy form.

Acceptance of this application does not assure approval to rent. I/We hereby authorize Cambridge House LLC to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to investigate the referenced herein listed or statements of other data obtained from me/us or any other person pertaining to my/our employment history, prior credit tendencies, character, general reputation, personal characteristics, and mode of living, to obtain a consumer report and such other credit information. I/We have been advised that I/we have the right, under Section 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of this investigation. I/We warrant that all the above information is true and correct.

Guarantor Signature **Date**