

PARENTAL OR SPONSOR GUARANTY

In consideration for, and as an inducement to us in making the Lease with the Resident(s) named below, and for other good and valuable consideration, the receipt and sufficiency of which you understand, Guarantor guarantees absolutely and unconditionally to us the full performance and observance of all the agreements and conditions of the Lease, and of any amended, revised, or continued lease, to be performed and observed by you, including, but not limited to, the payment of Rent and other amounts payable by you to us, and expressly waives demand, notice of protest, and notice of any changes, renewals, modifications, or default by you. Guarantor waives each and every notice to which Guarantor might be entitled to under the Lease, or otherwise, including, without limitation, notice of any breach or default by you. This guaranty of payment and not of collection and Guarantor's liability is primary and not secondary. This guaranty shall apply to the term granted by the Lease, and extension or renewal thereof and to any holdover term following the term granted by the Lease or any extension or renewal thereof. As used in this Guaranty, the term "You" shall also include (i) and party or parties named or defined as such in the Lease, (ii) any and all successors, assigns, and (iii) all other persons and entities claiming by, through or under you. When the term "Guarantor" includes more than one person, each such person shall be jointly and severally liable for all of the obligations of Guarantor under this Guaranty. Each such person waives any right to require us to enforce the Guaranty against any other person(s). Each person signing this Guaranty waives any rights that he/she might otherwise have under any law of Ohio or corresponding future statute or rule of law by reason of any release of fewer than all persons that signed this Guaranty. If we institute any legal proceedings against Guarantor to enforce this Guaranty and prevail in such action, Guarantor shall be liable for the costs and expenses of such action incurred by us, including our reasonable attorney's fees, in addition to any amounts awarded to us in such action. Guarantor consents to the jurisdiction of, and venue in, any local or state court otherwise having subject matter jurisdiction and located within the country and state in which the Community is located. I hereby give permission to obtain information on my credit, rental history, criminal history, income verification, and other references, now or in the future for the purpose of this application or for enforcing the provisions of any future lease with Summit Management Services, which include, but are not limited to, the collection of rent and any other balances due. **Two forms of proof of income (pay stub/tax return) must accompany this form.** Fax 330-673-0313 kentsbest@summitmanagementservices.net

IN WITNESS WHEREOF, the undersigned has executed this guaranty effective as the date of the Lease.

Resident's Name: _____

Guarantor's Name: _____

X _____

Relationship to Resident: _____

Signature of Guarantor

Address: _____

NOTARY PUBLIC

(unless copy of Driver's License or government photo I.D. is attached)

City/State/Zip: _____

State of _____ County of _____

Phone #: _____

I, the undersigned, a notary public in and for said county in said state, hereby certify that before me the personally appeared,

Email: _____

_____ ,

Social Security #: _____

Whose said name is signed to the foregoing instrument, and who is known to me, to be satisfactorily proven to be the person who executed the foregoing guaranty and acknowledged before me in this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Date of Birth: _____

Driver's License #: _____

Gross Monthly Income: _____

Employer's Name: _____

Given under my hand and official seal this _____ day of _____ 20_____.

Address: _____

City/State/Zip: _____

NOTARY PUBLIC My commission expires: _____

Phone: _____ Fax: _____

Contact Name: _____

(NOTORIAL SEAL)