

THE WINKLER ORGANIZATION

P. O. Box 2675

Boone, NC 28607

Phone: (828) 262-3431

Fax: (828) 262-3432

Dear Parent:

Your son/daughter has applied to us for housing and this Lease Guarantee is required before they can be considered for a rental, regardless of age. **Before you complete the form please read the following quote from our Lease: Article I, Section 2: "Each tenant shall be jointly and severally liable for the monthly rent payment and other monthly fees to be paid to the Landlord. Tenant understands this means that if his roommate(s) moves out he will be responsible for paying the total amount of the rent and other monthly fees to be paid to the Landlord through the end of the Lease Contract. Any roommate(s) moving out also remains responsible for making sure the entire rent and other monthly fees due to Landlord are paid. In addition, all Tenant(s) remain responsible for making sure the entire terms and conditions of this Lease Contract are met."**

Please complete the form below, have it notarized and return to us at the above address. Any attempt to make changes to any part of this agreement will invalidate the form. This Lease Guarantee in no way obligates your son/daughter to continue leasing with The Winkler Organization after the expiration date of the lease described herein. Similarly, we are not obligated to provide future housing after the term of the lease described herein.

LEASE GUARANTEE

The undersigned hereby absolutely and unconditionally guarantee the payment of all rental sums, other liabilities and the performance of or adherence to all obligations, duties, rules, regulations and covenants. The obligation and liability on the part of Guarantors shall be primary and not secondary, and is payable immediately upon demand without recourse first having been had against Tenant or any other person. Said another way, this is a guarantee of payment not just a guarantee of collection.

I, _____ Address: _____
(Parent/Guardian)
City _____ State _____ Zip _____ Agree to guarantee
all obligations including but not limited to, payment of rent for _____
(Tenant's Name)
At Unit # _____ located at _____ (apartment, townhouse, condo, house).
(Property Name)

Pursuant to terms stated in this or future lease agreements for other units, signed by the Tenant through The Winkler Organization, Inc.

(Date) (Parent, Guardian Signature)

Full Name of Parent: _____ Date of Birth: _____

Driver's License # _____ State: _____ Social Security # _____

Address: _____ Cell # _____

E-mail: _____

Sworn to and subscribed before me this the _____ date of _____ (month) _____ (year)

(Notary Seal and Signature) My Commission Expires: _____ (Date)

"Tenant understands and accepts that tenant may be moving into an occupied unit, and as such the room tenant will occupy may not have been cleaned or painted. Tenant agrees that if there are any necessary repairs to the unit or individual room, that tenant will notify Landlord within five (5) days of the effective date of the lease."