

PARENTAL OR SPONSOR GUARANTY
EXHIBIT-E

Return to: Joiner Management
155 International Drive
Athens GA 30605
706-353-6868 Fax 706-353-2251
joinermanagement@charter.net

Unit # _____

This guaranty agreement is executed by the person or persons whose names are signed below. It is understood that _____ has applied to become a tenant of Joiner Management. The Landlord requires, as a possible condition of the acceptance of such Tenant, that the prospective Tenant's parent, guardian, or other sponsor personally and unconditionally guarantee all obligations of the Tenant with respect to the Lease and Rules and Regulations. The requirement of this guaranty is in recognition that most of the Tenants do have independent financial means, but this guaranty shall be in force irrespective of the financial means of the Tenant. **Not returning signed and notarized form does not release said Tenant of financial obligations for rent and other fees.**

In order to induce Landlord to lease to the Tenant named above, the undersigned does hereby guarantee the payment in full of any obligations under the Lease to be executed by the Tenant and the performance of any and every obligation arising hereunder, expressly including, without limitation, **the obligation to pay rent for the entire term, whether or not occupancy is ever accepted by the Tenant**, the duty to pay any and all costs of repair or damage to the premises, the unit in which the premises are located, or the building or common areas of the property, and to pay any and all amounts, including fines imposed pursuant to the Rules and Regulations, or attorney's fees incurred in the enforcement of the subject Lease.

This guaranty may be enforced against Guarantor without the necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceeding to enforce this Agreement or related rights may be brought in any court sitting in the judicial district or circuit in which the apartments are located, and Guarantors consent to personal jurisdiction of such courts and agree that they may be served with process by certified mail addressed to them at the address shown below. Any actions to enforce this guaranty shall be governed by the laws of the state in which the apartments are located.

The Guarantors waive (1) renewal or notice of extension of time within which any payment of rental, damages or repairs of the performance of the obligations shall be due; (2) necessity of recourse against Tenant; (3) any understanding that any other person, firm or corporation was to sign this guaranty; (4) the incapacity or bankruptcy of Tenant or any other Guarantor; (5) any notice of change or amendment to the Lease, the Rules and Regulations, or the right to any notice of default.

Failure of Landlord to enforce rights of recovery against other occupants of the unit and any third parties shall not release Guarantor, provided that Guarantor is only liable for payments or obligations of the Tenant whose name is set forth above in accordance with the terms of the Lease Agreement but shall be solely responsible as though Guarantor were the Tenant. **All Residents and Guarantors are jointly and severally liable for payment of all amounts due.**

In addition to other amounts guaranteed, Guarantor agrees to pay a reasonable attorney's fee and all costs imposed under the terms of the Lease or required or appropriate in enforcement of this guaranty.

NOTICE

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE CONTRACT, AND LANDLORD IS FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSONS WHO'S NAMES ARE SHOWN ABOVE. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL IN THE EVENT OF A FALSE OR INVALID EXECUTION HEREOF. GUARANTOR HEREBY AUTHORIZES RELEASE OF INFORMATION BY ANY BANK OR SAVINGS AND LOAN, CREDIT REPORTING AGENCY, EMPLOYER (PRESENT OR FORMER) AND ANY LENDER. ALL SUCH INFORMATION RELEASED AS AUTHORIZED WILL BE CONFIDENTIAL. **Guarantor's signature must be notarized or witnessed by a Joiner Management employee. Altered forms WILL NOT be accepted. Please include a color copy of your driver's license with this form.**

GUARANTOR INFORMATION: Relationship with Tenant: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

COMMISSION EXPIRES: _____

NOTARY PUBLIC printed name and signature

Guarantor's full name-printed

SSN/Driver's License # & State

Guarantor's signature

Street Address

Witness' full name-printed

City State Zip

Witness' signature

Work Phone # Cell/Home phone