



STREET, BLDG

811 PENDLETON

GREENVILLE, SOUTH CAROLINA 29601  
864-298-0446 FAX: 864-250-0407

## **Lease Guarantor Addendum**

Landlord: R/G Properties of SC

Tenant: \_\_\_\_\_

### **PROPERTY ADDRESS AND UNIT# :**

\_\_\_\_\_

Beginning Date of Lease Contract: Monthly Rent (Special  
Rate): \_\_\_\_\_

End Date of Lease Contract: Monthly Rent (Market  
Rate): \_\_\_\_\_

Resident Names (ALL  
Leaseholders): \_\_\_\_\_

Street Address & Unit  
Number: \_\_\_\_\_

### **GUARANTOR:**

PHONE: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_ SSN: \_\_\_\_\_ D.L. NUMBER:  
\_\_\_\_\_ STATE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ MARITAL  
STATUS: \_\_\_\_\_ SEX ☐ M ☐ F

### **JOINT GUARANTOR:**

PHONE: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_ SSN: \_\_\_\_\_ D.L. NUMBER:  
\_\_\_\_\_ STATE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ MARITAL  
STATUS: \_\_\_\_\_ SEX ☐ M ☐ F



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#### GUARANTOR RESIDENCE HISTORY

Address: \_\_\_\_\_ □

RENT □ OWN

ZIP STREET CITY STATE

#### Employment:

COMPANY: \_\_\_\_\_ LENGTH INCOME: \_\_\_\_\_ SUPERVISOR: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ JOB TITLE: \_\_\_\_\_

#### Joint Guarantor Employment:

COMPANY: \_\_\_\_\_ LENGTH INCOME: \_\_\_\_\_ SUPERVISOR: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ JOB TITLE: \_\_\_\_\_

OTHER INCOME: \_\_\_\_\_

**For** □ **Guarantor or** □ **Student?**

IF SO PLEASE PROVIDE THE FOLLOWING INFORMATION

(PLEASE PROVIDE DOCUMENTATION):

SOURCE: \_\_\_\_\_ AMOUNT PER MONTH: \_\_\_\_\_

#### GUARANTOR(S):

HAS SUBMITTED THE SUM OF \$\_\_\_\_\_ WITH THIS APPLICATION. GUARANTOR(S) UNDERSTANDS AND AGREES THAT THIS APPLICATION SHALL NOT BE CONSIDERED BY MANAGEMENT UNTIL THE APPLICATION FEE IS PAID. GUARANTOR(S) UNDERSTANDS AND AGREES THAT THE APPLICATION FEE IS USED BY MANAGEMENT FOR THE PAYMENT OF PROCESSING THIS APPLICATION, WHICH INCLUDES COSTS FOR VERIFYING THE



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AUTHENTICITY OF THE INFORMATION PROVIDED AND TO OBTAIN OR OTHERWISE PROCURE INFORMATION REGARDING GUARANTOR(S)'S CREDIT HISTORY, EMPLOYMENT AND RENTAL REFERENCES. AS SUCH, GUARANTOR(S) UNDERSTANDS AND AGREES THAT THE APPLICATION FEE IS.

**NONREFUNDABLE:**

GUARANTOR(S), BY SIGNING THIS APPLICATION FOR OCCUPANCY, REPRESENTS THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE. IN THE EVENT THAT MANAGEMENT DISCOVERS THAT ANY INFORMATION PROVIDED HEREIN IS FALSE, RESIDENT UNDERSTANDS AND AGREES THAT MANAGEMENT MAY, AT MANAGEMENT'S SOLE OPINION, REJECT THIS APPLICATION AND IMMEDIATELY RESCIND ANY CURRENT OR FUTURE AGREEMENT

**GUARANTOR'S RELEASE AND AUTHORIZATION:**

BY SIGNING THIS APPLICATION FOR GUARANTY, THE UNDERSIGNED GUARANTOR(S) AUTHORIZES MANAGEMENT TO OBTAIN A CONSUMER CREDIT REPORT AND ANY OTHER INFORMATION NECESSARY IN MANAGEMENT'S SOLE DISCRETION TO ASSIST IN THE EVALUATION OF THIS APPLICATION FOR OCCUPANCY. GUARANTOR(S) UNDERSTANDS AND AGREES THAT ANY SUCH INFORMATION OBTAINED BY MANAGEMENT MAY INCLUDE, BUT IS NOT LIMITED TO, GUARANTOR(S)'S CREDIT HISTORY, EVIDENCE OF ANY CIVIL LITIGATION AND CIVIL JUDGMENTS, PAST RENTAL HISTORY, EMPLOYMENT HISTORY, SALARY INFORMATION AND HISTORY, OR ANY OTHER INFORMATION. GUARANTOR(S) RELEASE(S) MANAGEMENT, ITS PRINCIPALS, INVESTORS, EMPLOYEES, AGENTS, VENDORS, THE OWNER(S) OF THE COMMUNITY OR PROPERTY GENERALLY DESCRIBED IN THIS APPLICATION, AND ANY FURNISHER OR SUPPLIER OF INFORMATION RELATED TO THIS APPLICATION FROM ANY AND ALL LIABILITY IN THE PROCUREMENT, USE, DISTRIBUTION, AND POSSESSION OF ALL OBTAINED INFORMATION.

**GUARANTOR AGREEMENT:**

AS A GUARANTOR(S) FOR THE ABOVE NOTED APARTMENT, YOU AGREE TO GUARANTEE ALL OBLIGATIONS OF THE RESIDENT(S) UNDER THE LEASE CONTRACT, INCLUDING BUT NOT LIMITED TO: RENT, LATE FEES, DAMAGES TO THE PROPERTY, REPAIR COSTS, VIOLATIONS REGARDING ANIMALS IN THE APARTMENT, RELETING OR HOLDOVER CHARGES, UTILITIES, ATTORNEY'S FEES, AND ANY OTHER SUMS AS NOTED IN THE LEASE CONTRACT. YOU AGREE THAT YOU'RE OBLIGATIONS AS A GUARANTOR(S) WILL BE CONTINUING, AND WILL NOT BE AFFECTED BY ANY AMENDMENTS TO THE LEASE CONTRACT, INCLUDING BUT NOT LIMITED TO: RENEWAL AGREEMENTS, ROOMMATE CHANGES, UNIT OR TRANSFER CHANGES, OR ANY OTHER MODIFICATIONS WHICH MAY OCCUR DURING THE TENENCY OF THE LEASEHOLDER. IF THE LESSOR DELAYS OR FAIL TO EXERCISE LEASE RIGHTS, PURSUE REMEDIES, GIVE NOTICES OR MAKE DEMANDS TO OR OF YOU, YOU WILL NOT CONSIDER IT AS A WAIVER OF OUR RIGHTS AS THE LESSOR AGAINST YOU, THE GUARANTOR(S). THE GUARANTOR(S) ALSO WAIVES PRESENTMENT, DEMAND FOR PAYMENT, PROTEST, NOTICE OF DISHONOR, OR NONPAYMENT OF OR NONPERFORMANCE UNDER THE LEASE, AND SPECIFICALLY WAIVE THE BENEFITS OF N.C.G.S. § 26-7 THROUGH 26-12. THIS GUARANTY REMAINS FULLY ENFORCEABLE DESPITE ANY CLAIM, DEFENSE, OR COUNTERCLAIM THAT THE LESSEE MAY OR COULD ASSERT AGAINST LESSOR, ALL OF WHICH GUARANTOR(S) WAIVE ALONG WITH ANY STANDING TO ASSERT ANY SAID CLAIM, DEFENSE, OR COUNTERCLAIM. ANY OBLIGATIONS OF THE RESIDENT APPLY TO YOU AS THE GUARANTOR(S). ALL LEASEHOLDERS AND



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GUARANTORS ARE JOINTLY AND SEVERALLY LIABLE UNDER THIS AGREEMENT. THIS GUARANTY IS PART OF THE LEASE CONTRACT, AND DOES NOT HAVE TO BE REFERRED TO IN THE LEASE CONTRACT. A FACSIMILE SIGNATURE BY YOU ON THIS GUARANTOR ADDENDUM IS AS BINDING AS AN ORIGINAL SIGNATURE. PAYMENTS UNDER THIS GUARANTY MUST BE MAILED TO THE LESSOR IN COMPLIANCE WITH THE PROPERTY'S PAYMENT PROCEDURES DOCUMENTED IN THE LEASE ADDENDUMS. WE STRONGLY RECOMMEND THAT A COPY OF THE LEASE CONTRACT BE OBTAINED BY ALL GUARANTORS(S) SO THAT IT MAY BE READ, AND THIS MAY BE FURNISHED UPON REQUEST. EVEN IF THE GUARANTOR(S) CHOOSES NOT TO PURSUE A COPY OF THE LEASE CONTRACT, YOUR OBLIGATIONS AS A GUARANTOR(S) UNDER THE LEASE AGREEMENT WILL STAND. THIS GUARANTY SHALL BE INTERPRETED UNDER THE LAWS OF THE STATE OF SOUTH CAROLINA.

**GUARANTOR'S SIGNATURE:**\_\_\_\_\_ **DATE:**

\_\_\_\_\_

**JOINT GUARANTOR**

**SIGNATURE:**\_\_\_\_\_ **DATE:**\_\_\_\_\_

\_\_\_\_\_

**APPLICATION APPROVED BY:**

\_\_\_\_\_ **DATE:**\_\_\_\_\_