



RAM'S VILLAGE APARTMENTS

900 Constitution Avenue, Fort Collins CO 80521

Phone (970) 498-0206 Fax (970) 498-0299

CO-SIGNOR GUARANTY FORM

Lessee Name: _____ Apartment: _____ / _____ / _____ / _____
Print Lessee's First and Last Name East or West Building Apartment Bedroom

The above named has applied to become a resident at Ram's Village. Ram's Village requires, as a condition of the possible acceptance of such Applicant, that the prospective Applicant's parent, guardian or other sponsor personally and unconditionally guarantees all obligations of the lease. The undersigned guarantor represents that his or her relationship with the Applicant is that of _____ (parent, guardian, uncle, aunt, other (please specify if other)).

In order to induce Ram's Village to lease to the Applicant identified above, the undersigned does hereby guarantee the payment in full of all obligations under the lease to be executed by the Applicant or any renewal, extension or subsequent lease (whether for the same or different unit), and to pay all amounts including fines imposed pursuant to the lease, and Attorney's fees incurred in the enforcement of the subject lease or any renewal or subsequent lease. Qualifications to be a Guarantor include, but are not limited to, being 18 years of age or older; being a U.S. citizen with a valid social security number; and earning at least 3 times the lessee's monthly rent amount. Note that a credit check may be run to assess Guarantor(s) qualification.

This guaranty may be enforced against Guarantor(s) without the necessity of recourse against Applicant or any other parties responsible. Guarantor(s) consents that any proceedings to enforce the Agreement or related rights may be brought before the court sitting in the judicial district or circuit in which the apartments are located, and Guarantor(s) consents to personal jurisdiction of such courts. Any actions to enforce this guaranty shall be governed by the laws of the state of Colorado. The Guarantor(s) waives (1) notice of any renewal or extension of Applicant's lease or notice of any extension of time within any payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Applicant; (3) any understanding that any other person, firm or corporation was to sign this guaranty; (4) the incapacity or bankruptcy of Applicant or any other Guarantor(s); (5) any notice of change or amendment to the lease.

Failure of Ram's Village to enforce rights of recovery against other occupants of the unit and any parties shall not release Guarantor(s), provided that Guarantor(s) is only liable for payments or obligations of Applicant whose name is set forth above in accordance with the terms of the lease agreement but shall be solely responsible as though Guarantor(s) were the Resident. In addition to other amounts guaranteed, Guarantor(s) agrees to pay reasonable attorney's fees and all costs imposed under the terms of the lease or required or appropriate in enforcement of this guaranty. **Ram's Village reserves all rights both civil and criminal for any false execution or forgery of this Co-Signor Guaranty Form. The entire form must be completed in full.**

NOTICE: Guarantor(s) must submit a clear photocopy of their current Driver's License with this form.

Guarantor Name _____ SSN _____ DOB _____
Please print legibly

Driver's License No. _____ State Issued: _____

Street Address _____ City, State, Zip Code _____

Home Phone _____ Cell/Alternate Phone _____

E-mail _____ Monthly Income \$ _____

Employer Name _____ Employer Phone _____

My signature authorizes Ram's Village to use any consumer reporting agency, credit bureau or other investigative agencies employed by such to investigate the references herein listed or statements of other data obtained from me; and I warrant that all the above information is true and correct. I understand that under Section 606B of the Fair Credit Reporting Act that I have to right to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of this investigation. I agree to the terms and conditions which I have read and understood.

Guarantor Signature _____ EXECUTED this _____ day of _____, 20____.

The execution of this document is a material inducement for Ram's Village to enter into a lease agreement, and Ram's Village is fully relying upon the due and valid execution by the person(s) whose name(s) are shown above. Ram's Village reserves all recourse civil or criminal, in the event of a false or forged execution. Further, this agreement shall remain in effect for the entire term of the lease agreement, or any subsequent lease agreement in which the Applicant has entered. A facsimile copy of this document or any counterpart shall be as valid and binding as an original signature.