

GUARANTY OF RESIDENTIAL LEASE

This Agreement attaches to and forms a part of the Lease Agreement dated _____ (the "Lease Agreement") between KOS Management, Landlord and _____, Tenant(s).

The undersigned acknowledges receipt of the Lease Agreement, as well as the Non-Standard Rental Provisions describing the Apartment Rules, Screening Guidelines and Satellite Dish Antenna Addendum (together, the "Lease Documents").

In consideration of and as a condition to the Landlord's agreement to enter into the Lease Agreement with Tenant(s), the undersigned Guarantor guarantees the payment of all financial obligations owed by the Tenant(s) under the Lease Documents. The Guarantor understands that he/she will be required to pay for rent, and for any charges, damages and any other amounts due under the Lease Documents in such amounts as are incurred by the Tenant(s) if the Tenant(s) default(s) in the payment of any of those obligations. The Guarantor acknowledges that he/she has read and understands the Lease Documents and guarantees that the Tenant(s) will comply with the financial obligations under the Lease Documents. The Guarantor also understands that this Guaranty of Residential Lease Agreement (the "Guaranty") will remain in force throughout the entire term of the tenancy, even if the Tenant(s)' tenancy is extended or changed in its terms.

The Fair Credit Reporting Act requires that we notify you that as part of our normal procedure, we will obtain a credit report utilizing the information requested below. This report will provide a credit history of the Guarantor as well as verify the information presented below. Guarantor acknowledges, approves and authorizes the Landlord to obtain his/her credit information and to take any reasonable steps necessary to verify the accuracy of the information contained below. Failure to provide all of the information requested below may result in termination of the Lease Agreement and this Guaranty.

The Guarantor certifies that the information contained below is true and correct as of the date hereof. The Guarantor acknowledges that this Guaranty and the Lease Agreement may be denied and/or terminated if, at Landlord's option, any of the information contained below is false or misleading.

Applicant Information

Applicant's name _____ Address of Unit Applied for _____ Rent Amount _____
Security Deposit _____

Co-Signer Information

Co-signer's Name (First, MI, Last) _____ Home Phone (inc. area code) _____

Address (number, street, city, state, zip code) _____

Social Security No. _____ Birth Date _____ Relationship to Applicant? _____

Landlord Name _____ Phone #: _____ How long have you lived at your present address? _____ Yrs./Mos.

Co-Signer Employment Information

Employer _____ Work Phone Number – Human Resources _____

Address (number, street city, state, zip code) _____

Dept. Position _____ Length of Employment _____

_____ Co-Signer has paid a non-refundable fee of \$ _____.
Initial

_____ Co-Signer has received the following:
Initial •Lease Agreement •Lease Addendums •Screening Guidelines

Dated this _____ day of _____, 20____.

By: _____

Subscribed and sworn to before me
this _____ day of _____, 20____.

Notary Public, State of Wisconsin
My Commission: _____

