



**UNCONDITIONAL AND CONTINUING GUARANTY
(DO NOT ALTER THIS DOCUMENT)**

FOR VALUE RECEIVED, and in consideration of and as an inducement for the execution of that certain Lease Agreement (the "Lease") between Bosshardt Property Management, LLC, as agent for LESSOR, of the property located at, _____ Gainesville, Florida _____ (the "Premises") and _____, as LESSEE, the undersigned Guarantor, _____, either a parent, legal guardian, sponsor or indemnitor of Lessee being at least twenty-one years of age, hereby absolutely and unconditionally guarantees to LESSOR the full and prompt payment of all rent, additional rent, and any and all other sums and charges payable by Lessee under the Lease, as well as the performance by Lessee of all other covenants, terms, conditions and agreements of the Lease to be performed and observed by Lessee. Guarantor hereby covenants and agrees that if default shall at any time be made by Lessee in the payment of any such rent or the performance of the covenants, terms, conditions or agreements in the Lease, Guarantor will pay to LESSOR, within ten (10) days of LESSOR mailing notice of default to Guarantor, such rent and other sums and charges due to LESSOR, and perform and fulfill all of such terms, covenants, conditions and agreements, and will pay LESSOR all damages and expenses, including LESSOR's reasonable attorney's fees that may arise as a consequence of any default by Lessee under the Lease or by the enforcement of this Guaranty.

This Guaranty is an absolute, continuing and unconditional guaranty of payment and of performance. It shall be enforceable against Guarantor without the necessity of any suit or proceedings on LESSOR's part of any kind or nature whatsoever against Lessee and without the necessity of any notice of nonpayment, notice of protest, notice of dishonor, notice of non-performance, presentment, notice of non-observance, notice of acceleration or acceptance of this Guaranty, or any other notice or demand, all of which Guarantor hereby expressly waives. Guarantor hereby agrees that the validity of this Guaranty and the obligations of Guarantor hereunder shall in no way be terminated, affected, diminished or impaired by reason of the relief of Lessee from any of Lessee's obligations under the Lease by the rejection of the Lease or the imposition of any stay in connection with proceedings under any bankruptcy law now or hereafter in effect or otherwise.

This Guaranty may be enforced against Guarantor without the necessity of recourse against Lessee or any other person or entity. Guarantor consents that any proceedings to enforce this Guaranty or related rights may be brought in the State of Florida and Guarantor consents to personal jurisdiction of such State's courts and agrees that the venue of any action to enforce this Guaranty shall lie in Alachua County, Florida.

This Guaranty shall be a continuing guaranty, and the liability of Guarantor hereunder shall in no way be affected, modified or diminished by reason of any assignment, renewal, modification or extension of the Lease or any subleasing of the Premises or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease, or by reason of any extensions of time that may be granted by LESSOR to Lessee or by reason of any other accommodations, alterations, modifications or other indulgences granted by LESSOR to Lessee, whether or not Guarantor has knowledge or notice thereof.

The Lease together with this Guaranty may be assigned by LESSOR without notice to Guarantor. An assignment by LESSOR of the Lease and/or the rents and other receipts thereof made either with or without Guarantor's knowledge or notice shall not release Guarantor from any liability hereunder. Guarantor shall be and remain unaffected (a) by any understanding or agreement that any other person, firm or corporation was or is to execute this or any other guaranty or any other document or instrument evidencing or guaranteeing the Lease; or (b) by resort on the part of LESSOR, or failure of LESSOR to resort, to any other security or remedy for the collection of amounts owed by Lessee under the Lease; or (c) by the bankruptcy, insolvency, dissolution or incapacitation of Guarantor, Lessee, or any other person, and in case of any such bankruptcy, the failure of the LESSOR to file a claim against such bankrupt's estate, or the failure of LESSOR otherwise to seek remedies as a consequence of such events.

All of the rights and remedies of LESSOR under the Lease or under this Guaranty are intended to be distinct, separate and cumulative, and no such right or remedy therein or herein shall be construed as a waiver or exclusion of any other right or remedy available to LESSOR.

This Guaranty shall be binding upon the heirs, administrators, executors, successors and assigns of Guarantor and shall inure to the benefit of the LESSOR, its successors and assigns. This Guaranty shall be governed by and construed in accordance with the laws of the State of Florida.

Guarantor represents and warrants that the following information is true and correct and authorizes verification of same by a reasonable means (Credit Bureau Check).

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty this
_____ day of _____, 20____.

GUARANTOR'S SIGNATURE: _____

Print Name: _____

Relationship to Lessee: _____

Address: _____

Driver's License Number: _____

Telephone (Home): _____

Social Security Number: _____

Telephone (Work): _____

Employer: _____

Email Address: _____

STATE OF _____, COUNTY OF _____ :

I HEREBY CERTIFY, that on this _____ day of _____, 20____, before me, the subscriber, a
Notary Public in and for the State and County aforesaid, personally appeared _____
_____, who made oath in due form of law he/she/they executed the
foregoing Guaranty for the purposes therein contained.

Place Stamp/Seal Here

Notary Public Signature

Notary Public Name Printed

My Commission Expires:

RESIDENTIAL GUARANTOR APPLICATION

Landlord: _____ **Agent:** _____ **Phone:**() _____ - _____ **Fax :** () _____
Property : _____ # _____ **Rent:\$** _____ **Deposit:\$** _____
Request: []-Guarantee Program []-Background ONLY []-Mini-Check [X]-Co-Signer re: _____
Proposed Move in Date: _____

IMPORTANT! PLEASE READ!

Thank you for submitting this application to Alpha Professional Service. Please provide all information requested below. Incomplete applications will delay the tenant screening process, which may result in your applicant being disapproved. Any false or misrepresented information you provide or information obtained which proves the application to be fraudulent will be a basis for immediate **DISAPPROVAL** and **FORFEITURE** of Security Deposit and any Monies paid. We strongly advise review of the information on the reverse of this application for requirements and instructions. PLEASE PRINT CLEARLY

APPLICANT(S) PERSONAL INFORMATION

Last	First	(I)	Social Security No.	Birth date	Drivers License No.	/ State
Applicant: _____						
Spouse: _____						
(ROOMMATES AND/OR CO-SIGNERS MUST USE A SEPARATE APPLICATION)						
Telephone home: () _____		Applicant work: () _____		ext. _____		Applicant cell: () _____
Spouse work: () _____		ext. _____		Spouse cell: () _____		
(COPY OF EACH APPLICANT'S DRIVER'S LICENSE MUST ACCOMPANY THIS APPLICATION)						

PLEASE PROVIDE YOUR RESIDENTIAL HISTORY /FOR THE PAST 3 YEARS, (Beginning with the most current)

(FAILURE TO PROVIDE THE BELOW INFORMATION MAY CAUSE DISQUALIFICATION OR PROCESS DELAY)

CURRENT: _____ City, State, Zip: _____

Landlord's name & Telephone #: _____, () _____ Rent amount paid: \$ _____
 From ____/____/____ to ____/____/____ Reason for Leaving- _____

PREVIOUS: _____ City, State & Zip: _____

Landlord's Name & Telephone #: _____, () _____ Rent amount paid: \$ _____
 From ____/____/____ to ____/____/____ Reason for Leaving- _____

PRIOR: _____ City, State & Zip: _____

Landlord's Name & Telephone #: _____, () _____ Rent amount paid: \$ _____
 From ____/____/____ to ____/____/____ Reason for Leaving- _____

OTHER ADDRESSES IF ABOVE IS LESS THAN 3 YEARS, (Include landlord's name & phone #): _____

PLEASE PROVIDE EMPLOYMENT INFORMATION REQUESTED

(COPY OF YOUR LAST 2 PAY STUBS MUST ACCOMPANY THIS APPLICATION)

Applicant : _____	Position- _____	Telephone No. () _____
Other Income: _____	How Long- _____	Gross Monthly Income: \$ _____
Spouse: _____	Position- _____	Telephone No. () _____
Other Income: _____	How Long- _____	Gross Monthly Income: \$ _____
Other Sources: _____		

PLEASE PROVIDE BANKING INFORMATION REQUESTED

Bank/Institutions Name	Telephone No.	Checking Account #	Saving Account #	Account Type
1) _____ () _____				[]-Personal []-Business
2) _____ () _____				[]-Personal []-Business

PROVIDE VEHICLE INFORMATION REQUESTED

Year	Make	Model	License Plate #	State	Color
1) _____	_____	_____	_____	_____	_____
2) _____	_____	_____	_____	_____	_____
3) _____	_____	_____	_____	_____	_____
4) _____	_____	_____	_____	_____	_____

LIST ALL OTHER OCCUPANTS

Occupant's Name	Relationship	SSN	Occupation	Birthdate
1) _____	_____	_____	_____	____/____/____
2) _____	_____	_____	_____	____/____/____
3) _____	_____	_____	_____	____/____/____
4) _____	_____	_____	_____	____/____/____
5) _____	_____	_____	_____	____/____/____

LITIGATION

1. Have you ever been delinquent in payment of your rent or any other financial obligations? []Yes []No, (If Yes, Please Explain): _____
2. Have you ever filed Bankruptcy? []Yes []No (If Yes): Chapter? _____; When? _____; Where: _____; Discharged? []Yes []No
3. Have you ever been a defendant in any civil matter involving a Summons and Complaint for Restitution of Premises (Eviction, Unlawful Detainer Action), lawsuit or defaulted on any obligation of a Rental Agreement or Lease? []Yes []No (If yes, Explain): _____

4. Have you ever been convicted of a crime? []Yes []No, (If yes, Explain): State: _____ County: _____ Charge(s): _____
Disposition: _____

In case of Emergency, Contact: _____ Telephone No.:() _____

Parent(s): _____ Address: _____ Telephone No.:() _____

DO YOU HAVE: Water Filled Furniture? []-Yes []-No; Describe: _____

Pets? []-Yes []-No; Describe: _____

RENTAL APPLICATION INSTRUCTIONS

Please complete your application **IN FULL**. Incomplete, misrepresented or fraudulent applications will be subject to delay, disqualification and/or additional fees may be levied prior to continuation of the screening process. When submitting your application for the Guaranteed Tenant Program, please attach and/or provide the following:

- FEE: \$48.00 PER ADULT-** The application screening fee charged by the landlord is to be no greater than Forty-Eight Dollars,(48.00), "per applicant"; In the event that a co-signer is required for approval, a processing fee of \$20.00 will be charged.
- VALID PHOTO ID.** A photocopy of a valid U.S./foreign drivers license, Military ID, Resident Alien Card, or a passport required for each Applicant
- PROOF OF INCOME** Must submit 2 recent paycheck stubs or last 2 Bank Statements, (activity page only), or a Leave & Earning Statement per Applicant;
- BANKRUPTCY** All bankruptcies must be Discharged/Completed & only one (1) bankruptcy is acceptable within a seven (7) years period;
- MISC. DOCUMENT(S)** Submit additional document(s) that you feel may assist or to support your status for qualification for the Guaranteed Tenant Program.

THE SCREENING PROCESS IS BASED UPON THE COMPLETENESS AND ACCURACY OF YOUR RENTAL APPLICATION. SPACES THAT ARE LEFT BLANK, SUBMITTING INCORRECT OR MISLEADING INFORMATION ON THIS APPLICATION WILL ONLY DECREASE YOUR CHANCES OF APPROVAL AND/OR QUALIFICATION TO THE GUARANTEED TENANT PROGRAM.

IMPORTANT NOTICES

THESE RULES ARE STRICTLY ENFORCED.

RE-ENTRY FEE: Submitting negligent or intentionally misrepresented information by an applicant, a \$15.00 Re-Entry Fee will be assessed and must be paid prior to the continuation of the screening process.

THE FOLLOWING CONDITIONS OR FINDINGS WILL BE A BASIS THIS ASSESSMENT, WITHOUT EXCEPTION:

- UNKNOWN INFO:** In the event an applicant does not provide or does not remember certain information that is required to complete the screening process, APS will obtain that data. A \$20.00 per item charge, (locating a landlords name or telephone #), must be paid prior to the continuation of the screening process;
- FRAUDULENT INFO:** Submitting fraudulent information, such as a false social security number, incorrect or false residential addresses, or landlord's names & telephone numbers, will be factors for an immediate disqualification.
- NO RESPONSE:** Failure and/or refusal of the applicant to respond to inquiries with regards to additional screening information needed within 48 hours of such a request from A.P.S.

CONSUMER CREDIT REPORTS

A copy of your credit report is available upon request at "No Charge". To receive your copy, notify the landlord that you would like a copy of YOUR credit report and a copy will be forwarded to the landlord immediately for you. Please be aware that only the person who is the subject of that credit report is allowed to receive the copy. Assistance in Interpreting the credit report is available through A.P.S. for a nominal fee. Call for quote.

DISAGREEMENTS & CHALLENGES

Any alleged misinformation, (financial, employment, litigation, residency, etc.), is NOT the responsibility nor the duty of A.P.S. to correct or alter. It is your and/or your agents responsibility to investigate to have any alleged incorrect or fraudulent information removed from your credit profile.

< BASIC SCREENING REQUIREMENTS >

- 1) Good Credit Rating/History
- 2)*Good Residential History for past 12 months
- 3) Clear CIVIL Litigation Record,(No Judgments/Liens)
- 4) Stable Employment,(At least 6 months employment)
- 5) Sufficient Income, (Income= 3 X's amount of rent)
- 6) Document Identification and Income
- 7) Stable Financial Status
- 8) Clear Criminal Record

*- Requires written release from any landlord that can not be interviewed

**- Co-signer may be considered if combined income is below required amount for qualification/approval.

NOTE- Based upon the severity of the information received, the security deposit may be increased, a co-signer may be required or both for a Guarantee to be effective. Other negative factors, (in whole or part), may also result in your application being disapproved or disqualified.

< BASIC DISQUALIFYING FACTORS >

- a) Credit Negativity, (rating exceeding 50% negativity)
- b) Unlawful Detainer Action, (Evictions).
- c) Dismissed or Incomplete Bankruptcies
- d) Fraudulent Information., (i.e. Social Security #, Name)
- e)** Insufficient or No Income
- f) Student loans exceeding \$1000.00 in arrears
- g) Owing Back Rent and/or costs of damages to a Rental
- h) Foreclosures/Excessive judgments within past 3 years

AUTHORIZATION

I declare under penalty of perjury under the laws of the State of Florida that the foregoing is true and correct to the best of my knowledge. I authorize Alpha Professional Service, (APS) or their agents to: 1) verify the above information; 2) obtain a consumer credit report & a consumer background report through a recognized credit reporting agency; 3) obtain & review D.M.V. data through the authorizing state agency; and 4) obtain any additional information that APS deems necessary to complete the screening process. I understand that information will be shared with my creditor's upon those creditors providing evidence of their entitlement to such information, (in compliance with provisions set forth in the Federal Credit Reporting Reform Act, APS will notify the applicant of the transfer of such information & the identity of the requesting creditor), and that the screening fee for processing this application is not refundable and will not be applied to future rents even in the event of disapproval.

I/we have also reviewed the below "Rental Application Instruction s" and acknowledge and understand it's content.

ACCEPT CASHIER'S CHECK OR MONEY ORDERS ONLY

APPLICANT: _____ Dated: ____/____/____

APPLICANT: _____ Dated: ____/____/____