



Summit Management Services, LLC
119 Heritage Drive, P.O. Box 2715
Oxford, Mississippi 38655

Parental Guaranty

The person(s) whose name is signed below is executing this Guaranty agreement in his/her/their individual capacity in order to induce Lessor to lease to the prospective Lessee. The undersigned Guarantor hereby guarantees the payment in full of any obligations under the lease agreement as well as the performance of any and every obligation arising thereunder. These guarantees include, but are not limited to, the obligation to pay the rent due for the entire term of the lease, whether or not occupancy is ever accepted by the prospective Lessee, and the duty to pay any and all amounts owing under the lease agreement, including attorney fees incurred in the enforcement of the lease.

This Guaranty may be enforced against Guarantor without the necessity of recourse against prospective Lessee or any other parties responsible under the lease agreement. Guarantor consents that any proceedings to enforce this agreement or related rights may be brought in any court sitting in the judicial district or circuit in which the property is located. Guarantor consents to personal jurisdiction of such courts and agrees that Guarantor may be served with process at the address shown below. Any actions to enforce this guaranty agreement shall be governed by the laws of the State of Mississippi.

Failure of Lessor to enforce rights of recovery against other occupants of the property or any third parties shall not release Guarantor. By signing this document, Guarantor acknowledges that s/he has read the lease agreement (or been afforded the opportunity to do so) and understands the rights and responsibilities of the prospective Lessee. Guarantor understands that prospective Lessee is jointly and severally liable for the entire lease amount. In addition to other payments of all amounts owing under the Lease Agreement, Guarantor agrees to pay a reasonable attorney's fee and all costs of collection and court costs

incurred by Lessor and Agent in enforcement of this guaranty or the underlying lease agreement.

The execution of this document is a material inducement for Lessor and Agent to enter into a lease contract, and Lessor and Agent are fully relying upon the due and valid execution by the persons whose names are shown above. Lessor and Agent reserve all recourse, civil or criminal, in the event of a false or invalid execution thereof. Further, this guaranty agreement shall remain in effect for the entire term of the lease contract, or extension thereof, or any subsequent lease contract between prospective Lessee and Lessor or Agent on the same Premises.

No changes to this Parental Guaranty by the Guarantor will be binding upon the Lessor or Agent unless expressly agreed upon in writing the Lessor or Agent.

Please clearly **print** the following information.

_____ Prospective Tenant	_____ Guarantor Signature
_____ Guarantor	_____ Phone
_____ Street address	_____ Email address
_____ City, State, Zip	_____ Date of birth
_____ Social Security number	_____ Name of employer
	_____ Employer address
	_____ City, State, Zip
	_____ Employer phone number

STATE OF _____

COUNTY/PARRISH _____

This day, personally appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named _____, who acknowledged that he/she/they signed and delivered the above and foregoing Parental Guaranty as their act and deed and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this, the _____ day of _____ 20____.

NOTARY PUBLIC

My Commission Expires: _____