



Date: \_\_\_\_\_  
Return By: \_\_\_\_\_

**SPONSOR GUARANTOR FORM**

Resident Name: \_\_\_\_\_

EdR Management Services, Inc., supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or familial status. All prospective residents will be required to follow the guaranty standards below to include, but not limited to:

**CITIZENS:** Obtain an approved guarantor who is at least 25 years of age and preferably a family member. Guarantor must reside in the United States and have a social security number. Must pass credit check if necessary.

**NON-CITIZENS/INTERNATIONAL STUDENTS:** Obtain an approved guarantor who is at least 25 years of age and preferably a family member who resides in the United States and has a social security number OR pay an additional refundable deposit of two (2) month's rent to be held until move out and final inspection as a deposit in lieu of guarantor. Must also provide an I-20 form.

**SELF GUARANTY:** If you wish to be your own guarantor, you must be over the age of 25 and you must provide a copy of your two (2) most recent paystubs showing that you earn three (3) times the monthly rental amount. You must pay a deposit in lieu of guarantor equal to two (2) times the monthly rental amount to be held until move out and final inspection. You must also pass any credit checks performed on guarantors as necessary.

**Please be advised that incomplete, inaccurate, or falsified information will be grounds for dismissal. Any individual, who may constitute a direct threat to the health and safety of an individual, the community, or the property of others, will be denied.**

**Ineligibility: The Guarantor, whether sponsor, parental, or self guarantor, may not already be indebted to EdR Management Services or it's Properties whether by previous Guaranty for another individual, excepting familial status, or previous obligations under a current or future lease, or actions against individual by EdR Management Services or it's Properties for default of past or current leases.**

In consideration for, and as an inducement to enter into a Lease with the above-named Resident, and for other good and valuable consideration, the receipt and sufficiency of which you understand, Guarantor guarantees absolutely and unconditionally the full performance and observance of all the agreements contained in the lease and of any amended, revised, continued or renewal lease, including, but not limited to, the payment of Rent and other amounts payable by the above-named Resident, and expressly waives demand, notice of protest, and notice of any changes, renewals, modifications, or default by the above-named Resident. Guarantor waives each and every notice to which Guarantor might be entitled to under the Lease, or otherwise, including, without limitation, notice of any breach or default by the above-named Resident. This is a guaranty of payment and not of collection and Guarantor's liability is primary and not secondary. This Guaranty shall apply to the term granted by the Lease, any extension or renewal thereof and to any holdover term following the term granted by the Lease or any extension or renewal thereof. When the term "Guarantor" includes more than one person, each such person shall be jointly and severally liable for all of the obligations of Guarantor under this Guaranty. Each such person waives any right to require the Landlord to enforce this Guaranty against any other person(s). The liability of each person under this Guaranty shall continue in full force and effect notwithstanding the death, incapacity, disability or bankruptcy of any other person(s) or the release or discharge (whether by agreement, operation of law, or otherwise) of any other person(s). Each person signing this Guaranty waives any rights that he/she might otherwise have under any law of the State of Missouri or corresponding future statute or rule of law by reason of any release of fewer than all persons that signed this Guaranty. If we institute any legal proceedings against Guarantor to enforce this Guaranty and prevail in such action, Guarantor shall be liable for the costs and expenses of such action incurred by the Landlord, including our reasonable attorneys' fees, in addition to any amounts awarded to us in such action. Guarantor consents to the jurisdiction of, and venue in, any local or state court otherwise having subject matter jurisdiction and located within Saint Louis County in the **State of Missouri**.

The undersigned authorizes a credit and/or criminal screening report to be processed and verification of information provided below.

**IN WITNESS WHEREOF, the undersigned has executed this Guaranty.**

**Witnessed by (3949 Apartments staff):** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

\_\_\_\_\_  
PRINTED NAME OF GUARANTOR

\_\_\_\_\_  
RELATIONSHIP TO RESIDENT:  
(i.e. Mother, Father, Grandfather, Grandmother, etc.)

\_\_\_\_\_  
SIGNATURE OF GUARANTOR

\_\_\_\_\_  
DRIVER'S LICENSE NUMBER AND STATE

\_\_\_\_\_  
BILLING ADDRESS

\_\_\_\_\_  
CITY STATE ZIP CODE

\_\_\_\_\_  
SOCIAL SECURITY NUMBER- REQUIRED  
(or attached I-20 paperwork if applicable)

\_\_\_\_\_  
DATE OF BIRTH \$ MONTHLY INCOME

\_\_\_\_\_  
TELEPHONE NUMBER

\_\_\_\_\_  
CELL PHONE NUMBER

\_\_\_\_\_  
EMAIL ADDRESS - REQUIRED

**\*ALL LINES MUST BE FILLED OUT LEGIBLY, AND COMPLETE TO BE APPROVED\***

STATE OF \_\_\_\_\_, COUNTY \_\_\_\_\_

I, the undersigned, a notary public in and for said county in said state, hereby certify that before me personally appeared, \_\_\_\_\_, whose name(s) is signed to the foregoing instrument, and who is/are known to me, to be satisfactorily proven to be the person(s) who executed the foregoing guaranty and acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

My commission expires: \_\_\_\_\_ Serial number: \_\_\_\_\_

Notarial Seal: