

KSUF Housing Management, LLC

UNCONDITIONAL AND CONTINUING GUARANTY

DO NOT CHANGE OR ALTER THIS DOCUMENT

The undersigned, as _____(relation) of Resident, in order to induce KSUF Housing Management, LLC, (“Landlord”) to lease a room/unit to _____, located at the following address:

hereby guarantees to said Landlord the performance of the above named Resident and all their duties and obligations under such Housing Contract and the prompt and unconditional payment of each and every obligation of Resident under the terms of the Housing Contract.

The undersigned Guarantor consents that the obligation of the Resident for the liabilities hereby guaranteed may be renewed, extended, modified, or released, or surrendered, all without affecting the obligations of the undersigned Guarantor. This guaranty shall be construed as an absolute and unconditional guaranty of payment and shall continue after the term of the Housing Contract until all obligations and payments of Resident are fully satisfied. Guarantor acknowledges that this is a primary obligation of Guarantor, and Landlord may enforce this Guaranty without being obligated to resort first to any security or any other remedy against Resident. Guarantor further agrees that any dispute arising out of this Guaranty shall be adjudicated in either the state or federal courts of Georgia and in no other forum. For that purpose, the Guarantor hereby submits to the jurisdiction of the state and/or federal courts of the state of Georgia. The Guarantor further waives any defenses that venue is not proper for any action brought in any federal or state court in the state of Georgia.

This Guaranty is general and shall inure to, and may be relied upon and enforced by any successor or assign of Landlord. The obligations of Guarantor shall be binding upon Guarantor and their successors and assigns. This Guaranty shall be governed by the State of Georgia.

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

GUARANTOR PRINTED NAME: _____

ADDRESS: _____

CITY/STATE/ZIP: _____ PHONE: _____

EMAIL ADDRESS: _____ SS#: _____

Guarantor Signature

Witness

Sworn to and subscribed before me this _____ day of _____, 2_____.

NOTARY PUBLIC

Commission Expires: _____

Return this form to KSU Housing 3805 Canton Place, Kennesaw, GA 30144