

VANTAGE PROPERTIES MANAGEMENT LLC
RESIDENTIAL LEASE GUARANTEE

IN CONSIDERATION of the execution of that certain Residential Lease and any Addenda related thereto by and between VANTAGE PROPERTIES MANAGEMENT LLC as agent for the owner of the subject property described in the Lease (collectively "**Landlord**")

and _____ ("**Tenant**"), whose relationship to me

is _____, for the property located in Ft. Collins, CO (collectively, the "**Lease**"), the undersigned Guarantor, ("**Guarantor**") hereby irrevocably and unconditionally guarantees payment when due, whether by acceleration or otherwise, of all amounts described in the Lease and all other obligations and liabilities due and to become due to Landlord under the Lease and any other future leases which may be entered into by Tenant and Landlord with respect to any real property owned and or controlled by Landlord.

Without limiting the forgoing, Guarantor guarantees all obligations of Tenant including, without limitation, all interest thereon, attorneys' fees, costs, indemnity liability, expenses of collection and expenses or damages owed by Tenant to Landlord under the terms of the Lease or any such future lease between Landlord and Tenant. Guarantor waives all suretyship defenses. This Guarantee is governed by laws of the State of Colorado and the venue for any action brought with respect to this Guarantee shall be in Larimer County, Colorado.

Guarantor's signature _____

Guarantor's name (please print) _____

Guarantor's address _____

Guarantor's city, state, zip _____

Guarantor's phone number _____

Guarantor's Social security number _____

Guarantor's E-mail address for notification _____

County of _____ State of _____

SUBSCRIBED AND SWORN TO

before me this _____ day of _____, 20 ____.

BY _____

NOTARY PUBLIC _____

My Commission Expires _____

Vantage Properties Management LLC

Authorization to Obtain and Release Credit Information

Guarantor Printed Name

_____/_____/_____
Guarantor Date Of Birth

_____-_____-_____
Guarantor Social Security Number

We/I hereby authorize Vantage Properties Management LLC or a third party authorized by Vantage Properties Management LLC to obtain information in connection with my rental application. This information includes but is not limited to the following:

1. Present employment and past employment earning and records.
2. Status and history of bank accounts, including but not limited to, checking and savings account.
3. Payment and history on any rental housing.

We/I hereby authorize Vantage Properties Management LLC any of the information listed above and to complete any verification forms to which this executed Authorization or facsimile thereof attached. This Authorization or facsimile shall have the same force of the effect as though We/I had executed such verification form.

We/I hereby acknowledge that Vantage Properties Management LLC may obtain all or a portion of this information.

Guarantor Signature

Date

I/We agree that you may conduct a credit, background and reference check of me. Acceptance of this application does not assure approval to rent. I/We hereby authorize Vantage Properties Management LLC to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to investigate the referenced herein listed or statements of other data obtained from me/us or any other person pertaining to my/our employment history, prior credit tendencies, character, general reputation, personal characteristics, and mode of living, to obtain a consumer report and such other credit information. I/We have been advised that I/we have the right, under Section 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of this investigation. I/We warrant that all the above information is true and correct, and agree to the terms and conditions which I/we have read and understand.