

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 right to 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

The undersigned hereby authorize Vantage Properties Management LLC and or a third party authorized by Vantage Properties Management LLC to obtain information including but not limited to credit reports, present and past employment, status of bank accounts, and payment history on mortgages and/or rental housing.

The undersigned understand this information may be used to collect a debt owed to Vantage Properties Management LLC for outstanding obligations after the expiration of the Lease and/or Residential Lease Guarantee.

This authorization shall have the same effect in original, e-mail, facsimile or copy form.

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.

Guarantor Signature

Date