

**Baughman Property Management, LLC.**  
P.O. Box 22173 Lexington, Ky. 40522-2173 (859) 951-8593 (O) (859) 201-1024 (fax)  
Kim@BaughmanProperties.com  
LEASE GUARANTEE

The undersigned \_\_\_\_\_ (“Guarantors”), to induce \_\_\_\_\_ (“Landlord”) to enter into a lease and any successor lease (“Lease”) with \_\_\_\_\_ (“Resident”), hereby guarantee each and all of Resident’s duties under the Lease, including the duty to pay rent. Landlord would not enter into the lease without this Guarantee. Landlord may proceed directly against Guarantors without first proceeding against Resident or exhausting any remedies against Resident. No extension, forbearance or leniency extended by Landlord to Resident shall discharge Guarantors, and Guarantors agree that at all times they will be liable notwithstanding any extension, forbearance or leniency and notwithstanding the fact that the Guarantors have had no notice of any such extension, forbearance or leniency. Landlord and Resident, without notice or consent by Guarantors, may at any times enter into modifications of the Lease without this guarantee being released or affected, and the Guarantors shall continue as Guarantors with respect to the lease as so modified. Neither the Guarantors’ guarantee nor any remedy for the enforcement thereof shall be impaired, released or limited in any manner whatsoever by any change, release or limitation of the liability of Resident or its trustee or receiver in bankruptcy or of any remedy for the enforcement thereof resulting from the Federal Bankruptcy Act or other federal or state statute or from the decision of any court. Guarantors further agree to be bound, jointly and severally with the same force and effect as if they were named as the Resident in such lease.

Apartment # \_\_\_\_\_ Date \_\_\_\_\_

Resident \_\_\_\_\_

Guarantor \_\_\_\_\_

Home Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

Number of Years at Home Address \_\_\_\_\_

Home Telephone # \_\_\_\_\_ Email \_\_\_\_\_

Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_

Employer Name and Address \_\_\_\_\_

\_\_\_\_\_ Date of hire \_\_\_\_\_

Position \_\_\_\_\_ Annual income \$ \_\_\_\_\_

I represent that the information given above is correct and I hereby give Baughman Property Management, LLC, the right to verify and check the above information and references.

Guarantors

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Notary Public \_\_\_\_\_  
Commission Expires \_\_\_\_\_