

PERSONALIZED MANAGEMENT SERVICES
PARENTAL GUARANTEE AGREEMENT

THIS IS A BINDING CONTRACT. THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

Agreement made this [] day of [], 20 [] by and between Personalized Management Services ("Agent") as managing agent for the Owner of the premises known as [], [] Colorado ("Premises") and [] ("Guarantor").

- 1. Guarantor understands and agrees that [] (collectively called "Residents") have applied to lease the Premises from Agent under the terms and provisions contained in a lease agreement dated [], by and between Agents and Residents (the "Lease").
2. Guarantor unconditionally and absolutely guarantees the Residents' full performance of each and every one of the Resident duties and obligations under the Lease during the full term of the Lease.
3. Guarantor's liability under this Guaranty Agreement is primary with that of the Residents under the Lease.
4. This Guaranty Agreement and all of the respective rights, duties, and obligations under this Guaranty Agreement shall be construed under, and governed by the laws of the State of Colorado.
5. Guarantor Acknowledges that Guarantor has received and read a full and complete copy of the lease before signing this Guaranty Agreement.
6. To the fullest extent possible under applicable law, Guarantor waives presentation demand, protest and notice of acceptance, notice of demand, notice of protest, notice of dishonor, notice of default, notice of nonpayment, and all other notices to which Guarantor might otherwise be entitled.

IN WITNESS WHEREOF, this guaranty Agreement has been signed by Agent and Guarantor as of this [] day of [], 20 [].

"Agent"

"Guarantor"

Personalized Management Services

Agent (print name): Scott R. Henderson

Colorado Real Estate license #: FA40024340

Mail or fax to:

Personalized Management Services
5757 Central Ave., Ste. 205
Boulder, CO 80301
303.998.0754 office
303.544.1411 fax

Signed:

Guarantor name:

SSN (required):

Work phone:

Home or cell phone:

Email address:

Home Address:

Form with fields for Guarantor name, SSN, Work phone, Home or cell phone, Email address, and Home Address.