TOWER PROPERTIES COMPANY
PARENT/LEGAL GUARDIAN GUARANTY

This form must be completed if any of the following are applicable to you: 1) You are not employed and receive financial support from your parent(s) and/or some other source(s); 2) You are employed, but your monthly income is less than three (3) times the amount of the monthly rental rate of the unit for which you are applying; or 3) Your monthly income is at least three (3) times the amount of the monthly rental rate of the unit for which you are applying, but you've been employed in that job for less than one year.

Tenant: _____Complex: _____ Unit/Address: _____

I/We will be acting as surety for the above-named person's Residential Lease Agreement ("Lease") with Tower Properties Company. I/We will be responsible for any charges, damages, and for payment of the entire lease agreement, and any successive renewal leases that occur, including transfer leases.

I/We understand that the lease agreement, in which the above named is entered into, is held in severalty. This means that each person on the lease is responsible for the entire lease, as well as the entire amount of the rent due on the first of each month and late fees that may occur. If an agreement exists between individuals on the lease as to the amount each person pays, this agreement is personal and not one that Tower Properties Company has made with individual tenants. If any one person on the lease does not pay or defaults, the remaining tenant(s) are still responsible for seeing that the entire amount of rent is paid on or before the first day of each month.

I/We unconditionally guarantee the prompt and complete payment of any rent due under the foregoing lease. I/We understand that I/We may be contacted for payment if the entire amount of rent is not paid as agreed in the lease. I/We acknowledge and agree if default shall at any time be made by Tenant, Tenant's successors or assigns, in the payment of rent, or if Tenant should default in the performance and observance of any of the terms, covenants, provisions or conditions contained in the Lease, I/We shall (1) pay such rent to Landlord, and any arrears thereof, (2) faithfully perform and fulfill all of such terms, covenants and provisions, and (3) pay to Landlord all damages that may arise in consequence of any default by Tenant, Tenant's successors and assigns, under the Lease, including without limitation, disbursements incurred by Landlord or caused by such default and/or by the enforcement of this Guaranty.

This Guaranty is an absolute and unconditional Guaranty of payment and of performance. It shall be enforceable against Guarantor, Guarantor's heirs, personal representatives and assigns, without the necessity for any suit or proceedings on Landlord's part of any kind or nature whatsoever against Tenant, Tenant's successors and assigns, and without the necessity of any notice of nonpayment, nonperformance or nonobservance or of any notice of acceptance of this Guaranty or of any other notice or demand to which Guarantor might otherwise be entitled, all of which the Guarantor hereby expressly waives; and Guarantor hereby expressly agrees that the validity of this Guaranty and the obligations of the Guarantor hereunder shall in no way be terminated, affected, diminished or impaired by reason of the assertion or the failure to assert by Landlord against Tenant, or against Tenant's successors and assigns, of any of the rights or remedies reserved to Landlord pursuant to the provisions of the Lease.

IN ORDER TO PROCESS YOUR CREDIT HISTORY, WE MUST HAVE YOUR SOCIAL SECURITY NUMBER. Please be advised that all information given will be held confidentially.

GUARANTOR PERSONAL INFORMATION

Name:	_____	Name:	_____
Address:	_____	Address:	_____
City/State/Zip:	_____	City/State/Zip:	_____
Phone:	_____	Phone:	_____
Date of Birth	_____	Date of Birth	_____
Soc. Sec. #:	_____	Soc. Sec. #:	_____
E-mail	_____	E-mail	_____

GUARANTOR EMPLOYMENT INFORMATION

Employer:	_____	Employer:	_____
Dates Employed:	_____	Dates Employed:	_____
Position	_____	Position	_____
Annual Income:	_____	Annual Income:	_____
Contact:	_____	Contact:	_____
Phone:	_____	Phone:	_____

GUARANTOR CREDIT REFERENCES

Institution:	_____	Institution:	_____
Type:	_____	Type:	_____
Phone:	_____	Phone:	_____
Acct. #:	_____	Acct. #:	_____

Signature: _____ Date: _____

Signature: _____ Date: _____

The execution of this document is a material inducement for Tower Properties Company ("Landlord) to enter into a lease agreement, and Landlord is fully relying upon the due and valid execution by the person(s) whose names are shown above. Landlord reserves all recourse, civil or criminal, in the event of a false or forged execution hereof. Further, this agreement shall remain in effect for the entire term of the lease agreement and any renewal or transfer contracts.

NOTARY PUBLIC: Subscribed and sworn to before me this ____ day of _____, 20___.

_____ Notary Stamp:

Notary Public

Please return completed form to:

Tuckaway, Briarwood and Harper Square
2600 West Sixth Street
Lawrence, KS 66049
(785) 856-0432
(785) 842-6388 – FAX

Hutton Farms
3401 Hutton Drive
Lawrence, KS 66049
(785) 841-3339
(785) 841-3346 – FAX

Tuckaway at Shawnee
7160 Lackman Road
Shawnee, KS 66217
(913) 268-9922
(913) 268-9921 - FAX