



MAPLE RIDGE TOWNHOMES
(A UNIVERSITY MANAGEMENT, INC. COMMUNITY)
www.umicommunitites.com

Welcome Center
344 Red Maple Drive Blacksburg, Virginia 24060
Phone (540) 552-7002 Fax (540) 552-5581

GUARANTOR’S AGREEMENT

Whereas Resident (described herein) and Landlord (described herein) seek to enter into a Lease Agreement (described herein), and whereas Guarantor seeks to facilitate the proper execution of the Lease Agreement for the benefit of Resident, and whereas the terms of this Guarantor’s Agreement are a condition of the Lease Agreement, for valuable consideration, the sufficiency and receipt of which are hereby acknowledged, Guarantor and Landlord therefore agree as follows:

I/We the undersigned Guarantor agree to guarantee all obligations to Maple Ridge I, L.L.C. (Landlord), or Maple Ridge 2, L.L.C. (Landlord), or Maple Ridge 3, L.L.C. (Landlord), collectively t/a Maple Ridge Townhomes (Landlord), from _____ (Resident) pursuant to the Lease Agreement dated _____ at _____ for the premises (further defined in the Lease Agreement) located beginning _____ and ending _____, including:

- 1. Payment of rent and all other charges for the full lease term, and
- 2. Payment of charges for any loss or damage to the premises, including its fixtures and furnishings (if applicable), as well as any loss or damage to property common areas, building exteriors, parking lots, amenities, and the rental office and its contents, caused by Resident and/or Resident’s family, guests, or visitors, as described in the Lease Agreement, and
- 3. Fulfillment of all other obligations of Resident, financial or otherwise, set forth in the Lease Agreement.

The signature(s) below affirm:

- 1. Guarantor understands and agrees to the terms of the Lease Agreement,
- 2. Guarantor understands and agrees this Guarantor’s Agreement shall by reference become part of the Lease Agreement, and
- 3. Guarantor’s monthly income equals or exceeds three times the monthly rent installment described in the Lease Agreement.

Upon receipt of a properly executed Guarantor’s Agreement, and upon satisfaction of all other terms of the Lease Agreement described therein, Landlord agrees to enter into the Lease Agreement with Resident.

PRIVACY STATEMENT

Landlord, its employees, agents, and affiliates are committed to keeping the personal information provided by applicants, Residents and Guarantors private and as such adhere to the following policies:

- 1. Landlord will take reasonable steps to retain information stored both physically and electronically in a secure manner to prevent access by unauthorized individuals.
- 2. Landlord will not share, sell, trade, rent , or otherwise disclose personal information to unrelated third parties except as described below. In each case, Landlord will require the unrelated third party to observe the intent of this Privacy Statement. Landlord will require the information be kept confidential and will prohibit use of the information for any purpose other than to carry out the service being provided to Landlord. The signature(s) below also serve as Guarantor’s consent to disclose information to the appropriate unrelated third party in any one or more of the following cases:
 - a) Resident’s name; Resident’s current, future, and permanent addresses; Resident’s telephone number; and/or Resident’s email address may be provided to NTC Communications, L.L.C. (NTC) and/or its affiliates, an independent provider of internet access, telephone, and cable television services to the Premises, to assist NTC in soliciting said services to Resident insofar as said services apply to Resident’s tenancy described therein.
 - b) Certain information may be provided to credit agencies, courts and/or collection bureaus in order to enforce the Lease Agreement including, but not limited to, collection of delinquent rent.
 - c) Certain information may be provided to current and/or potential creditors that hold a lien or seek to hold a lien on the leased premises as required by a mortgage or other loan document.
 - d) Certain information may be provided to unrelated third parties seeking to serve as a managing agent, purchase the property, or acquire all or part of the entity in which the property is held.
 - e) Certain information may be provided to unrelated third parties in response to a court order, subpoena, or government investigation. Certain information may be provided to law enforcement agencies when Landlord believes providing such

information is reasonably necessary to protect the rights, property, and well being of others or Landlord from actions or threats of actions Landlord in good faith believes to be unlawful.

- f) Certain information may be provided to Landlord's insurance carrier and/or any other party that may subrogate to Landlord's rights as part of an insurance claim filed by Landlord.
- g) Certain information may be provided to federal, state, and/or local government authorities as required by any applicable law that may be in force at any time before, during, or after the term of the Lease Agreement. Such laws shall include, but are not limited to, section 58.1-3103 of Virginia law.
- h) Certain information may be accessible by third party agents engaged by Landlord to electronically process applications, payments, accounting data, and other information.

To Be Completed By Guarantor:

Resident Name _____

Guarantor Name(s) _____

Guarantor's SSN (required) _____

Guarantor Information (please use additional space if necessary):

Address _____
(Street Address)

(City, State, and Zip Code)

Phone (Home) _____

Phone (Cellular) _____

Email _____

Place of Employment _____

Work Address _____
(Street Address)

(City, State, and Zip Code)

Guarantor Signature(s) _____ Date _____

Landlord's Signature _____ Date _____