

Corporate Guaranty Corporation  
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## Lease Guaranty Agreement

In consideration of the Fee paid by each Tenant/Property Management Company to the Guarantor in respect to a Lease Guaranty Certificate issued for each accepted Tenant's Lease, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Guarantor hereby guarantees against Loss of economic value of the Apartment/Residence as measured by the Lease Value with respect to each accepted Tenant's Lease on the terms and conditions set forth below.

### Conditions

#### Condition One – Definitions

When used in each issued Lease Guaranty Certificate, the following words and phrases will have the specific meanings as set forth in this Lease Guaranty Agreement

**Apartment/Residence** means the residential apartment/Residence unit leased to a Tenant pursuant to a Lease and specified in the Lease Guaranty Certificate issued to a landlord on behalf such Tenant hereunder.

**Business Day** means any day other than a Saturday, Sunday or other day on which commercial banks in Florida are required to be closed.

**Claim Payment Date** means the date that is five (5) Business Days after receipt by the Guarantor or its designee of an Initial Claim or Loss Payment Certification.

**“Guaranty Event”** means with respect to a Lease, the earliest to occur of any of the Following:

- (a) The recovery of possession of the Apartment/Residence by the Landlord following termination of such Lease as a result of a Tenant's Default, pursuant to:
  - (i) An Eviction proceeding, whether the Landlords recovery of possession is as a result of a judicial determination or a stipulation of settlement.
  - (ii) An agreement between the Tenant and the Landlord terminating such Lease prior to the Lease Expiration with the written consent of the Guarantor; or
  - (iii) An abandonment of the Apartment/Residence by the Tenant (including non-payment of the Monthly Rent), as evidenced by one or more of the following actions, as verified by the Landlord:
    - (a) The Tenant's vacating of the Apartment/Residence;
    - (b) The Tenant's removal of all or almost all of the Tenant's possessions from the Apartment/Residence.
    - (c) Any writing from the Tenant signifying the Tenant's abandonment of the Apartment/Residence.
    - (d) The Tenant's returning of keys to the Apartment/Residence to the Landlord or the Landlords agent, and
    - (e) Any other action by the Tenant which, in the Guarantors sole judgment, indicates that the Tenant no longer claims or retains an interest in the Apartment/Residence or
    - (f) The entry of a judgment after the Lease Expiration against the Tenant under such Lease in a Plenary Action. An agreement entered into between the Tenant and the Landlord terminating such Lease prior to the Lease Expiration without the prior written consent of the Guarantor will not be a Guaranty Event.

### SECTION 2-

**Guaranty Period** means with respect to a Lease, the period of time that is coterminous with such Lease.

**Lease Guaranty Agreement** means, with respect to a Lease, the agreement issued by the Guarantor to the Landlord, in accordance with the terms of this Lease Guaranty agreement, to extend Guarantor Services to such Lease for the leased Period. The Lease Guaranty agreement may be provided to the landlord by facsimile, electronic mail message, or any other agreed-upon form of data exchange.

**Eviction Proceeding** means with respect to a Tenant's Default, a legal proceeding brought by or on behalf of the landlord/owner to terminate all of such Tenant's rights with respect to an Apartment/Residence and to recover possession of such Apartment/residence.

**Initial Claim** means the first written request for a Loss Payment following a Guaranty Event made in accordance with this Lease Guaranty Guarantee.

**Landlord** means with respect to a Lease, the person or entity designated as the landlord/Property Manager/Owner under such Lease, and any successor of such person or entity by virtue of the sale of the property in which an Apartment/Residence is located, provided the Guarantor has received notice in writing of the transfer of interest. If the Guarantor has not received notice in writing of such transfer, the Guarantors sole obligation hereunder will be to the landlord identified under such Lease as of the date the Lease Guaranty Guarantee is issued.

**Guarantor** means Corporate Guaranty Inc.

**Lease** means, with respect to a Lease Guaranty Guarantee, the written lease agreement between a Tenant and the Landlord for occupancy of the Apartment/Residence identified in such Lease Guaranty Guarantee. A Lease will Only qualify hereunder if it provides for equal monthly payments of rent, and

(a) Is for a term of one year,

(b) is for a term of one year plus a partial month, provided that the prorated Monthly Rent for the partial month is collected with the first month's rent at the inception of the Lease, or

(c) Is for a term of one year, plus up to three months for which no Monthly Rent will be charged, provided that the free rent period occurs at the end of the Lease term.

**Lease Expiration** means the date upon which a Lease ends in accordance with its original provisions.

**Lease Value** means an amount equal to the Monthly Rent multiplied by twelve. Lease Value expressly excludes the value of any extension or renewal of a Lease.

**Lease Guaranty Guarantee** means this Lease Guaranty Guarantee issued by Corporate Guaranty Inc. for each individual approved lease and issued on the behalf of a tenant and to the benefit of the Landlord.

**LOSS** means with respect to a Lease, the amount of loss expected to be incurred by the Landlord as a direct result of a Guaranty Event as of the time of the Guaranty Event, determined in accordance with the provisions of Condition Seven of this Lease Guaranty Guarantee.

### SECTION 3-

**Loss Adjustments are:**

(1) The payment of use and occupancy during the pendency of an Eviction Proceeding;

(2) Abatements, waivers, releases, free rent, or any other reductions in the Monthly Rent resulting from any cause (including but not limited to a judicial or administrative order or a written agreement of the Landlord), and

(3) Any applicable credits, including but not limited to the application of the Security Deposit or the proceeds of re-letting an Apartment/Residence as provided in **Condition Six** hereof.

**Loss Payment** means with respect to a Guaranty Event, the amount paid by the Guarantor in accordance with **Condition Seven** hereof.

**Loss Payment Certification** means a written certification, to be submitted by the Landlord following the making of an Initial Claim, requesting a Loss Payment in respect of that Initial Claim, in accordance with the Lease Guaranty Certificate.

**Monthly Rent** means with respect to a Lease, the amount of basic rent required to be paid in equal monthly installments by a Tenant to the Landlord pursuant to such Lease.

**Monthly Rent does not include** and expressly excludes any security or other deposits, late fees, penalties, pass through items, service charges, items defined in such Lease as "additional rent," attorneys fees or costs of rent collection, or any fees that are not basic rent required to be paid by such Tenant to the Landlord pursuant to such Lease or otherwise.

**Plenary Action** means with respect to a Lease, an action brought by the Insured to obtain a judgment for money only against a Tenant based upon a Tenant's Default.

**Service Fee** means the amount paid by a Tenant/Property Management company as consideration for the Guarantor providing Guarantor Services in accordance with each Lease Guaranty Certificate.

**Tenant** means the person or persons designated as tenant or tenants under a Lease.

**Tenant's Default** means with respect to a Lease, the failure of the Tenant, without fault or collusion on the part of the Landlord, to fulfill paying basic rent under the written terms of such Lease.

**Security Deposit** means with respect to a Lease, any sums paid by the Tenant to the Landlord as security in respect of such Lease.

## Condition Two – Term of Guarantors Service; Renewal

### A. Term of Guarantors Service

Guarantors Service will be in force for the Lease Period only, as specified in each Lease Guaranty Certificate.

### B. Extension or Renewal of Lease

## SECTION 4-

Under no circumstance will Guarantor Services be provided for any renewal or extension of a Lease beyond the Lease Expiration, unless a new Lease Guaranty Certificate expressly providing Guaranty Service for such renewal or extension period is issued following the submission by the Tenant and the approval by the Guarantor of a new application.

## Condition Three –Termination

### A. Termination by the Landlord

Guarantor Service may be terminated by the Landlord only with the prior written consent of the applicable Tenant under a particular Lease, and upon written notice of such termination to the Guarantor. Any such termination will be effective as of the date such notice is received, and will completely relieve the Guarantor of any and all liability hereunder, except with respect to any Claim made prior to the effective date of such termination. In the event of any such termination, no portion of any Service Fee will be refunded except to the extent required by applicable law.

### B. Termination of Guaranty by the Guarantor.

The Guarantor will not have the right to terminate this Lease Guaranty Certificate issued hereunder except as stated herein. Notwithstanding any other provisions in this Lease Guaranty Certificate, the Guarantor will have the right in its sole discretion to terminate this Lease Guaranty Certificate issued hereunder, immediately and without notice, if:

- (a) Without the prior written consent of the Guarantor, the Landlord permits or agrees to
  - (i) A material change or modification to a Lease,
  - (ii) Assignment of a Lease (except as expressly permitted pursuant to Condition Sixteen hereof), or
  - (iii) Subletting of an Apartment/Residence; or

- (b) The Landlord has submitted a fraudulent Claim to the Guarantor, or has otherwise breached a material obligation of this Lease Guaranty Certificate. In the event that the Guarantor elects to terminate this Lease Guaranty Certificate pursuant to the above conditions, the Guarantor will not be obligated to refund any portion of any Service Fee.

## Condition Four – Exclusions from Guaranty; Defense of Claims

## SECTION 5-

**Exclusions from Guaranty.** The Guarantor will not be liable under any circumstances, and Guaranty Service is not included and is specifically excluded hereunder, for any loss caused by or resulting from any of the following:

- (a) **Constructive Eviction.** A Tenant's Default arising from a Tenant's inability to occupy an Apartment, to the extent such inability directly results from or is caused by physical damage to the apartment or other circumstances constituting a constructive eviction as such term is defined by applicable law, regardless of the cause of such constructive eviction.
- (b) **Failure to Comply with Law.** A Tenant's Default directly resulting from or caused by the Landlord's failure to comply with applicable law or regulations.
- (c) **Holdover Proceeding or Action for Ejectment.** Meaning any loss arising subsequent to the Lease Expiration in a holdover eviction proceeding or an action for ejectment brought by the Landlord.

(d) **Misrepresentation and Fraud.** Meaning any loss, the Claim for which contains any material misstatement, material misrepresentation or material omission, or involves any act of fraud by the Landlord.

(e) **Third Party Claims.** Any damages awarded, including, but not limited to, equitable relief, against the Landlord arising out of or relating to a claim made by a third-party based upon a Tenant's acts or omissions.

(f) **Out of Pocket Costs.** Out-of-pocket costs incurred by the Landlord, including but not limited to attorney's fees, administrative fees, and management fees.

**Defense of Claims.** The Guarantor will not, and will have no obligation to, provide a defense to or defend the Landlord against any claims made in connection with a Lease, whether such claims are brought by a Tenant or by any third-parties.

#### Condition Five – Conditions Precedent

It is a condition precedent to the Guaranty Services hereunder that:

##### A. Action after Default

(a) No later than sixty-five (65) days after any occurrence of a Tenant's Default for which the Landlord seeks Guaranty Services hereunder, the Landlord will either

(i) Commence an Eviction Proceeding or a Plenary Action by service of appropriate process, or

(2) Commence negotiations to enter into an agreement that will qualify as a **Guaranty Event** (collectively the "Initial Action"). For the purposes of this paragraph, the date of a Tenant's Default will be the earlier of

(3) The actual date of the occurrence of such Tenant's Default if the action or omission to act giving rise to such Tenant's Default occurs on a date certain, or (ii) the date the Landlord serves the Tenant with a notice to cure relating to such Tenant's Default in the event the action giving rise to such Tenant's Default does not occur on a date certain. The Landlord will promptly furnish the Guarantor with copies of all notices, pleadings, and papers served, filed or otherwise required in connection with the Initial Action, and any other relevant documents that may be requested by or on behalf of the Guarantor.

#### SECTION 6-

(b) **The Guarantor** is relieved from any obligation to provide Guaranty for, and this Lease Guaranty Certificate will not pay any loss resulting from, a Tenant's Default occurring more than seventy (70) days prior to the Initial Action. With respect to the Initial Action, the failure of the Landlord to furnish all required documents to the Guarantor pursuant to this **Condition Five** will give the Guarantor the right, in its sole and absolute discretion, to deny coverage for any losses arising out of the related Tenant's Default. Any such losses will be the sole and direct responsibility of the Landlord or not withstanding anything herein to the contrary, Guarantor's obligations herein shall only be applicable with respect to period prior to such time as Owner obtains vacant, unencumbered possession of the Demised Premises, free and clear of all tenants, subtenants and occupants.

##### B. Security Deposit

For each Lease, the Landlord shall collect at least one month Security Deposit, which shall be applied as set forth in **Condition Six** hereof. In lieu of collecting the Security Deposit, the Landlord may, at the inception of the Lease, collect the Monthly Rent for the first and twelfth months of the Lease term.

##### C. Right of Inspection

(a) Upon reasonable notice to the Landlord, the Guarantor will have the right to inspect the Apartment/Residence following a Guaranty Event.

(b) In the event the Landlord intends to apply more than half of a Security Deposit to the repair of any damage to the Apartment for which such Security Deposit is held, then prior to repairing such damage, the Landlord must notify the Guarantor of such intent in writing, and allow the Guarantor to inspect such damage before the repair of such damage is commenced. The Guarantor will conduct any such inspection within three (3) business days of receipt of written notice from the Landlord of its intention to so apply the Security Deposit. The failure of the Landlord to comply with this condition precedent will give the Guarantor, at its sole discretion, the right to reduce the amount of the Loss covered hereunder by the amount of such Security Deposit.

#### Condition Six – Mitigation of Damages; Reimbursement

#### SECTION 7-

##### A. Re-letting of Apartment; Application of Security Deposit

(a) **Re-letting of Apartment.** Upon the occurrence of a Guaranty Event, the Landlord will promptly, and in a timely manner, seek to re-let the Apartment/Residence, and the amount of rent received in respect of such re-letting during the period corresponding to the remaining unperformed portion of the Lease shall be considered a Loss Adjustment.

(b) **Guarantors Right to Perform.** In the event that a Tenant vacates an Apartment prior to the applicable Lease Expiration, the Guarantor will have the right to propose one or more replacement Tenants to the Landlord to enter into a new Lease. The Landlord will have the sole and absolute discretion to reject a proposed replacement Tenant, for any reason or no reason. In the event of an anticipatory Tenant's Default where (a) a Tenant seeks to surrender possession of an Apartment/Residence and be released from a Lease during the Guaranty Period, and (b) the Landlord has refused such request, the Landlord will immediately notify the Guarantor or its designee in writing of such Tenant's request. In such a case, the Guarantor will have the right to elect to cause the Landlord to release such Tenant from the Lease, which event will be considered a Guaranty Event for the purposes of this Lease Guaranty Certificate.

(c) **Application of Security Deposit.** Subject to applicable law, a Security Deposit will be applied in the following order:

- (1) **First**, to the payment of any actual physical damage to the Apartment/Residence during the term of the Lease (excluding ordinary wear and tear),
- (2) **Second**, to any unpaid Monthly Rent beginning with the first month of unpaid Monthly Rent (such application of the Security Deposit shall be considered a Loss Adjustment) and
- (3) **Third**, to any other unpaid or unperformed obligations of the Tenant to the Landlord in respect of the Lease. In the event that the Landlord does not require a Security Deposit, the Landlord shall at the inception of the Lease collect the Monthly Rent for first and twelfth month of the Lease term.

## B. Reimbursement

(a) It is the express intention and understanding of the Guarantor and the Landlord that under no circumstances is the Landlord entitled to retain a Loss Payment that is in excess of the Monthly Rent, net of any applicable Loss Adjustments, that would have been due at the time of the Loss Payment. The Landlord agrees to actively and in good faith cooperate with the Guarantor to ensure that Loss Payments are not made in an amount greater than the amount of a basic rent Loss. The Landlord expressly agrees and undertakes as an affirmative obligation to promptly remit to the Guarantor the amount of a Loss Payment in excess of the amount of a Loss in any circumstance under which a Loss Payment has been made in excess of the amount of a Loss.

(b) In the event the Guarantor determines that an Initial Claim or Loss Payment Certification contains or contained a material misstatement, material misrepresentation, material omission, or was submitted fraudulently, then in addition to any and all rights and remedies permitted by law or otherwise set forth herein, the Guarantor will have the right to seek reimbursement from the Landlord for any and all amounts paid in respect of such Initial Claim or Loss Payment Certification.

## Condition Seven – Loss Payment Procedure

### A. Submission of Initial Claim

(a) An Initial Claim may not be submitted to the Guarantor before, and may only be submitted following, the occurrence of a **Guaranty Event**.

## SECTION 8-

(b) Failure by the Landlord to **submit an Initial Claim within forty-five (45) days** after the occurrence of a **Guaranty Event** will relieve the Guarantor of any obligation or liability to pay any Loss arising in respect of that Guaranty Event.

### B. Calculation and Loss Payment

(a) Loss will be calculated as of the time of the Guaranty Event, and shall be an amount equal to the Lease Value, minus (a) the amount of Monthly Rent paid prior to a Guaranty Event, minus (b) any Loss Adjustments that occurred prior to the **Guaranty Event**.

(b) Following a **Guaranty Event** and submission of an Initial Claim, Loss Payments will be made on a monthly basis until the expiration of the Guaranty Period for such Initial Claim. During the term of the Guaranty Period, within forty five (45) days from the first day each payment of Monthly Rent is due, the Landlord shall be required to submit a written Loss Payment Certification, in the form provided by the Guarantor, for each month for which Guaranty is provided following the Guaranty Event and submission of the Initial Claim.

(c) The amount of each monthly Loss Payment shall be equal to the total amount of Monthly Rent (including arrears) that is unpaid as of the month such Initial Claim or Loss Payment Certification is submitted had the Guaranty Event not occurred, reduced by the amount of any applicable Loss Adjustments.

(d) The aggregate amount of Loss Payments payable pursuant to this Lease Guaranty Certificate with respect to a Lease will in no event exceed an amount equal to the Lease Value, less

- (i) Any amounts received by the Landlord in respect of or on account of the Monthly Rent, and
- (ii) Any Loss Adjustments.

### C. General Claim Requirements

To make an Initial Claim, the Landlord must provide the Guarantor with:

(a) A properly completed Initial Claim on the form provided by the Guarantor (a copy of which is attached hereto as Exhibit A); and

(b) A copy of

(i) The judgment of possession or stipulation of settlement obtained in respect of such Guaranty Event,

(ii) The money judgment obtained in respect of such Guaranty Event,

(iii) Documentation evidencing the basis for and the manner in which the Security Deposit was applied, and

(iv) Any other documentary evidence reasonably satisfactory to the Guarantor showing that a Guaranty Event has occurred.

Each subsequent Loss Payment Certification with respect to such Guaranty Event may be submitted on or after the date the Monthly Rent would have come due had the Guaranty Event not occurred.

### Condition Eight – Claim Payment Procedure

Provided a submitted Initial Claim or Loss Payment Certification fully complies with all claim requirements set forth herein, and all conditions precedent with respect to such Initial Claim or Loss Payment Certification have been met, any Loss Payment required to be made to the Landlord will be payable on or before the Claim Payment Date corresponding to such Initial Claim or Loss Payment Certification.

## SECTION 9-

### Condition Nine – Duty of Cooperation

The Landlord will provide the Guarantor with a copy of any and all notices provided to a Tenant that relate to a possible or actual Tenant's Default. Such copies may be sent by first class mail, overnight mail, fax, or if applicable, electronic mail, and will be sent to the Guarantor concurrently with any such notice. Whenever reasonably requested by the Guarantor, whether or not a Tenant's Default has occurred, the Landlord will cooperate with the Guarantor and furnish all written information in the possession of the Landlord or to which the Landlord has access with respect to the Lease, including, but not limited to, all documents, files, computer data or other reasonable information requested by the Guarantor upon reasonable notice. In the event the Landlord receives legal notice of a complaint from a Tenant relating to a Lease (including but not limited to a rent overcharge complaint), it shall promptly provide a copy of such notice to the Guarantor.

### Condition Ten – Subrogation; Assignment of Judgment

#### A. Subrogation

Whenever the Guarantor has made a Loss Payment under this Lease Guaranty Certificate, the Guarantor will automatically have all rights of subrogation in respect of such Loss Payment. The Landlord will not act or omit to act to impair the Guarantors right of subrogation in any way.

#### B. Assignment of Judgment

In the event the Landlord obtains a money judgment against a Tenant as a result of a Tenant's Default, then provided the Guarantor is in compliance with this Lease Guaranty Certificate (including but not limited to making all Loss Payments required to be made hereunder), upon the Guarantors payment of a Loss Payment hereunder, such judgment will be deemed immediately and automatically assigned to the Guarantor. Any proceeds of such a judgment collected by the Guarantors will be allocated first, to the Guarantors cost of collection in respect of such judgment; second, to reimburse the Guarantor for any Loss Payments made pursuant to this Lease Guaranty Certificate, and third, any remaining amount will be turned over to the Landlord. The Guarantor will have no fiduciary or other obligation to the Landlord with respect to the collection of such judgment.

## SECTION 10-

### Condition Eleven – Disputes; Limitation of Actions

Any dispute or controversy arising out of or relating to this Lease Guaranty Certificate issued hereunder or the breach, interpretation or construction will be resolved through an action or proceeding brought in the appropriate Florida State Court located in Seminole county. Each of the parties hereto hereby expressly waives the right to a trial by jury in any such action or proceeding. Any such action or proceeding in respect of a Claim under this Lease Guaranty Certificate must be commenced within one (1) year after such Claim is first made. This Lease Guaranty Certificate will be governed by the laws of the State of Florida, without regard to principles or conflicts of laws.

### Condition Twelve –Representations and Covenants by Landlord

As a condition to obtaining Guaranty Service and a material obligation of the Landlord under this Lease Guaranty Certificate, the Landlord represents and covenants that:

(a) The Landlord has investigated each Tenant's application for a Lease in the same manner as it would for any other potential tenant for a Lease, and has independently determined that each Tenant would not meet the Landlords qualifications for approval as a lessee without taking other measures to mitigate the risk of non-performance. The Landlord hereby represents and agrees that it will not discriminate against any Tenant on a prohibited basis, including, but not limited to, race, gender, marital status, religion, national origin, creed, age, family status, disability, sexual orientation, lawful occupation, or immigration status.

(b) The form of Lease that each Tenant executes for an Apartment is substantially the same form of Lease executed by other tenants who were acceptable to the Landlord without other measures to mitigate the risk of their non-performance.

(c) The Landlord will not use, share, sell or disburse any confidential information it receives about a Tenant from or through the Guarantor for any purpose other than providing the services required under this Lease Guaranty Certificate. Such confidential information will include, but will not be limited to, any and all personally identifiable information about a Tenant that the Landlord receives from or through the Guarantor, and any and all data or information regarding a Tenant's application to participate in the this Lease Guaranty Certificate program.

(d) The Landlord shall not cause or collude to cause a Tenant's Default.

(e) The Landlord has the legal capacity and is authorized to enter into and perform this Lease Guaranty Certificate. The individual executing this Lease Guaranty Certificate on behalf of the Landlord/Property Manager/owners/Clients is fully authorized to enter into this Lease Guaranty Certificate.

(f) This Lease Guaranty Certificate, when executed by or on behalf of the Landlord, and subject to the execution hereof by the Guarantor, will be a valid and binding obligation of the Landlord, enforceable against the Landlord, its permitted successors and assigns, in accordance with the terms hereof.

(g) Each and every representation and covenant set forth herein shall remain true and correct, and shall be in full force and effect, during the term of this Lease Guaranty Certificate.

## SECTION 11-

### Condition Thirteen – Notices

Except as otherwise specifically provided herein, all notices, reports, or other documents required or permitted to be given by either party to the other will be in writing and will be sent by prepaid postage to the recipient at the address shown on the Lease Guaranty Certificate or at such other address as the respective parties may hereafter specify in writing. Notices will be effective upon receipt by the party to whom the notice is addressed.

### Condition Fourteen – Entire Agreement

The Lease Guaranty Certificate issued hereunder, will constitute the entire agreement between the Landlord and the Guarantor. No provision, requirement or condition of this Lease Guaranty Certificate will be deemed to have been waived, altered, amended or otherwise changed unless stated in a writing duly executed by the Guarantor.

### Condition Fifteen – No Assignment

This Lease Guaranty Certificate shall not be assignable by either party without the express written consent of the other party; provided, however, that in connection with the financing of the property in which the Apartment/Residence is located, the landlord/property manager/owner may assign this Lease Guaranty Certificate to the mortgagee without the Guarantors prior written consent.

### Condition Sixteen – Release

Upon the written request of the Guarantor, the Landlord will deliver to the Guarantor a release of all liability with respect to any Guaranty claim issued hereunder, in the form reasonably required by the Guarantor: as a condition precedent to the payment of a final Loss Payment under this Lease Guaranty Certificate, or upon the Guarantor fulfilling all of its obligations under this Lease Guaranty Certificate.

## SECTION 12-

### Condition Seventeen – Nonrenewal of Guaranty

The Guaranty provided by this Lease Guaranty Certificate is expressly limited to the Lease Value for each Lease for which a Lease Guaranty Certificate is issued. With respect to any Lease, upon the full Lease Value being realized by the Landlord, the coverage provided by this Lease Guaranty Certificate will expire, and this Lease Guaranty Certificate will not be renewed. In the event that a Lease is extended or renewed for an additional term, as provided in Condition Two (B) hereof, no Guaranty will be provided under the Lease Guaranty Certificate for such renewed or extended Lease unless and until a new Lease Guaranty Certificate is issued

with respect to the extension or renewal of such Lease. The Guarantor will not provide any notice of non-renewal of coverage to the Landlord with respect to a Lease.

**Section 13**

**Landlord/Property Manager/owner Agreement**

As evidenced below by my/our signature on this agreement, we agree to subscribe to Corporate Guaranty's Lease Guaranty service and agree to their annual fee of \$1295.00 due at signing to review/Approve/Deny our applicants who may or may not meet our approval criteria, using their business model and at their sole discretion in approving our clients for a Lease Guaranty Agreement as described herein..

We agree to offer Corporate Guaranty's Lease Guarantee program to all of our applicants as an option and as part of the leasing process acknowledging the following rates.

Credit Score 700 +	\$29.00 per month	or	03% of Monthly Rent	Whichever is higher
Credit Score 650 +	\$39.00 per month	or	04% of Monthly Rent	Whichever is higher
Credit Score 600 +	\$49.00 per month	or	05% of Monthly Rent	Whichever is higher
Credit Score 550 +	\$69.00 per month	or	10% of Monthly Rent	Whichever is higher
Credit Score 500 +	\$79.00 per month	or	10% of Monthly Rent	Whichever is higher
Credit Score 450 +	\$89.00 per month	or	10% of Monthly Rent	Whichever is higher
Credit Score 400 +	\$100.00 per month	or	10% of Monthly Rent	Whichever is higher

**Section 14**

**Warranty/Money back guarantee**

Whereas Corporate Guaranty is in the business of offering its proprietary Lease Guaranty service through its network of property managers and to their applicants who may or may not have sufficient qualifications to be approved for the Apartment/Residence/Commercial space they are seeking without the need of a Guarantor.

Corporate Guaranty **cannot approve every applicant**, but warrants through its money back guarantee that each property management Company may cancel at any time and receive a prorated refund for any reason or no reason.

Our Guaranteed Rent program is designed to assist you in obtaining more rental listings, have fewer vacancies, approve more applicants and make more money in the process.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Corporate Guaranty Inc.

By: \_\_\_\_\_  
Managing Vice President

Notice Address \_\_\_\_\_  
\_\_\_\_\_

NAME OF Landlord/Property Manager/Owner

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Notice Address \_\_\_\_\_  
\_\_\_\_\_