

GENERAL, UNCONDITIONAL, AND CONTINUING GUARANTY

*******DO NOT ALTER/CHANGE THIS DOCUMENT*******

The undersigned, as _____ of Tenant, in order to induce
(Relation)

JD REALTY & MANAGEMENT, INC. to lease a residential dwelling to: _____ (Tenant)
(Landlord/Agent)

located at _____ for a term beginning on or about _____

I unconditionally hereby guarantee to said Landlord/Agent the performance of the above named Tenant and obligations under such initial lease and/or subsequent leases and the prompt and unconditional payment of each and every obligation of Tenant under same including damages, expenses, Court Costs and Attorney's Fees incurred under the terms of any such lease.

The undersigned Guarantor consents that the obligation of Tenant for the liabilities hereby guaranteed may be renewed, extended, modified, or released, or surrendered, all without notice and all without affecting the obligations of the undersigned Guarantor, including all leases executed by Tenant and any assignment or transfer by the landlord or tenant(s), or any subleasing, whether or not guarantor receives any notice of or consents thereto. This Guaranty shall be construed as a general, absolute, and unconditional Guaranty of payment and shall continue after the terms of said lease or leases until all obligations and payments of all tenants under any lease are fully satisfied; a release or satisfaction of any other tenant or guarantor liable under said lease or leases shall not operate to release this Guarantor whose obligation is specifically agreed to be joint and several hereunder. Landlord/Agent may enforce this Guaranty without being obligated to resort first to any security or any other remedy against Tenant and Guarantor hereby waives any notice of default and/or any right to cure same and there shall be no presentment or dishonor hereunder. Alteration or Revocation of this Guaranty is not permitted.

Failure of the landlord to insist upon strict performance or observance of any of the terms of the lease or to exercise any right will not diminish the enforceability of this guaranty.

This Guaranty is general and shall inure to, and may be relied upon and enforced by, any successor or assign of Landlord. The obligations of Guarantor shall be binding upon Guarantor and their successors and assigns. This Guaranty shall be governed by the laws of the State of Florida and the parties specifically agree that any legal action brought under this Guaranty or any underlying lease, whether by Landlord/Tenant or Guarantor shall be brought only in Alachua County, Florida which Court(s) are agreed to have jurisdiction over the parties: further the parties waive the right to jury trial in any such action.

Guarantor fully understands this Guaranty is neither a reference, credit check, nor application and it is fully effective upon Guarantor's signature; Guarantor also represents and warrants that the following information is true and correct, and authorizes the verification of the same by reasonable means. (Credit Bureau Check)

GUARANTOR:

_____ (Signature) _____ (Printed Name)

_____ (Address) _____ DL #

DOB ___ / ___ / ___ Phone: (___) _____ - _____ Email: _____

Sworn to and subscribed before me this _____ day of _____, 20____ by

_____ Produced Identification OR _____ Personally known

Notary Public Signature (SEAL)

Print Notary Public Name

My Commission Expires: _____