

Top Notch Clemson Realty

MANAGEMENT DIVISION

201 Frontage Rd., Suite 2, Clemson, SC 29631

www.RENTINCLEMSON.com

(864) 654-9552

PARENTAL GUARANTEE

Dear Parent(s)/ Guardian(s),

We are pleased that your son/daughter has chosen to live with Top Notch Clemson Realty (TNCR) at _____ . We strive to run a personal, yet professional, rental business.

The majority of our rentals are geared towards students. Most are attending school full-time or part-time, and are able to produce little to no income. For this reason, we require that residents have a Parental Guarantee form completed, notarized, and turned in to complete the lease packet. This form is mandatory in order to complete the lease packet. We appreciate your participation and prompt attention to this matter. Please return this form to: INFO@TOPNOTHCLEMSON.com, or mail to 201 Frontage Rd., Suite 2, Clemson, SC 29631, once completed. Please note that this parental guarantee is non-dated and will be valid for as many years as the residents are living at the above address. If the lease ends, and your son/daughter move to a different address, which is managed by Top Notch Clemson Realty, a new parental guarantee will be required.

I, _____ (parent/guardian name), guarantee payment of rent, and any other charges that may be charged to the register, for _____ (residents name). I also understand that my son/daughter is signing into a joint lease. The total monthly rent amount is \$ _____. Since this is a joint lease, we will charge the full amount each month. If the residents have decided to split the amount, then it is your responsibility, as well as the residents, to pay the proper portion. The most common split we see, is equally between each resident. I understand and will guarantee payments for the full lease term, regardless if my son/daughter is living in the apartment, has moved out, take an internship/Co-Op, or graduate early. I will also be responsible for any damages, other than normal wear and tear, which may occur. If TNCR is required to pursue past due payments on your account via the court system or a collection agency, parents and residents agree to pay all court costs, per lease agreement, in addition to rent, for failure to pay rent or damages for but not limited to the following: non-payment, rules violations, HOA fines (if applicable), pet fines (if applicable), evictions fees, or simply moving out before the lease ends.

I am aware that the above mentioned address does not allow pets (including visiting pets), unless agreed upon prior to lease signing. I, the parent/guardian, agree to leave my pet at home when visiting my son/ daughter. Parent/ Guardians understand that tenants are to keep their apartments in a clean and sanitary condition. Management will not tolerate undocumented pets, unsanitary conditions, excessive noise, and will fine and/or evict if necessary.

Social Security numbers are required, they are not given out unless they are needed for past due collections or unpaid damages. The undersigned represents that his or her relationship with the resident is that of _____ (parent/guardian, uncle, aunt, or specify other). It is understood that the Guarantor must be at least 21 years of age and must not be a current resident with Top Notch Clemson Realty.

To be completed by parent(s)/ guardian:

Date Executed: _____

Name: _____
(PRINT) (SIGNATURE)

Address: _____ City: _____

State: _____ Zip Code: _____ Social Security #: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Relationship: _____ (Father, Mother, Uncle, Aunt, specify other)

Name: _____
(PRINT) (SIGNATURE)

Address: _____ City: _____

State: _____ Zip Code: _____ Social Security #: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Relationship: _____ (Father, Mother, Uncle, Aunt, specify other)