



**GENERAL UNCONDITIONAL AND CONTINUING GUARANTY  
(DO NOT ALTER/CHANGE THIS DOCUMENT)**

The undersigned, as \_\_\_\_\_ of Tenant, in order to induce The Continuum to lease an  
(Relation to Tenant)

Apartment Unit to \_\_\_\_\_, hereby guarantees to said Landlord the performance of the  
(Tenant Name)

above named Tenant and all their duties and obligations under such initial lease and/or any 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. 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 payment 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 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.

This Guaranty is general and shall inure to, and may be relied upon and enforced by, any successor or assign of Landlord. The obligation 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 Guarantor understands they may have the right to be sued in their home county of residence under Federal/Florida Fair Debt Collection Practice Act(s); notwithstanding such knowledge Guarantor waives any such right and the parties specifically agree that any legal action brought under or related to this Guaranty in any way, 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 same by reasonable means (Credit Bureau Check).

GUARANTOR NAME: \_\_\_\_\_ SS#: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

GUARANTOR SIGNATURE: \_\_\_\_\_

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SIGNATURE WITNESS: SWORN TO and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC OR DEPUTY CLERK SIGNATURE