



KOHL PROPERTY

# PARENTAL GUARANTY

**Tenant Name:** \_\_\_\_\_

**Rental Property Address & Unit:** \_\_\_\_\_

**Monthly Rental Amount:** \_\_\_\_\_ **Lease Term:** \_\_\_\_\_

I/We jointly and severally, hereby guarantee the faithful performance of all the terms, covenants, and conditions of this lease agreement by my/our son/daughter and guarantee payment in full of all sums that may become due and owing landlord by tenant(s). This guaranty shall remain in effect throughout the term of this lease and any continuation or renewal thereof and so long as tenant(s) may owe any sum to landlord.

### Mother/Guardian to Complete

\_\_\_\_\_  
Please Print Mother's Name  
\_\_\_\_\_  
E-mail  
\_\_\_\_\_  
Street  
\_\_\_\_\_  
City, State, Zip  
\_\_\_\_\_  
Home Phone  
\_\_\_\_\_  
Social Security #  
\_\_\_\_\_  
Mother/Guardian Signature                      Date

### Father/Guardian to Complete

\_\_\_\_\_  
Please Print Father's Name  
\_\_\_\_\_  
E-mail  
\_\_\_\_\_  
Street  
\_\_\_\_\_  
City, State, Zip  
\_\_\_\_\_  
Home Phone  
\_\_\_\_\_  
Social Security #  
\_\_\_\_\_  
Father/Guardian Signature                      Date

### EMPLOYER

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Street  
\_\_\_\_\_  
City, State, Zip  
\_\_\_\_\_  
Position

### EMPLOYER

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Street  
\_\_\_\_\_  
City, State, Zip  
\_\_\_\_\_  
Position

### NOTARY

State of \_\_\_\_\_ County of \_\_\_\_\_.

On this \_\_\_\_\_ day of \_\_\_\_\_ before me personally appeared known to me (or satisfactorily proven) to be the person(s) whose names(s) are subscribed to this instrument, and acknowledge that executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires: \_\_\_\_\_

## Helpful Hints to Complete the Parental Guaranty

### **Why do we need to provide a Parental Guaranty?**

Most students have no means of paying for their rent or established credit. As a parent you are acknowledging with this document that you are securing the lease and understand the obligations.

### **Why does it need to be notarized?**

This is a legally binding obligation and becomes part of the leasing documents.

### **What information will we need to complete the top half?**

- Your child's full name
- The mailing address of the property your child is leasing
- The entire amount of monthly rent – NOT just your child's portion
- The leasing dates

### **Do we need to complete both Mother/Guardian & Father/Guardian Information?**

Yes, in most cases – If you file your taxes jointly then both parents can be listed on the same form. If parents file their taxes separately, then two forms can be completed with each individual's information.

If a parent or guardian is deceased, please make note on the form so Kohl Property Funds, LLC staff know you didn't just forget to fill it out.

If circumstances are unique to you, please contact us before completing the form for additional instructions.

### **What do we do when it's completely filled out and we have it notarized?**

Please MAIL the HARD COPY, ORIGINAL document to Kohl Property Funds, LLC, 234 Greenfield Road, PA Furnace, PA 16865