

P.O. Box 783
Beverly Hills
California
90213

PLEASE FILL OUT BOTH SIDES OF THIS FORM

This form MUST be filled out by a parent, relative or other responsible employed adult with good credit. NOT TO BE FILLED OUT BY A TENANT.

**PAGE "B"
CONTINUING GUARANTEE**

THIS CONTINUING GUARANTEE, is executed by the undersigned ("Guarantor"), as of the date set forth below, with reference to the following facts:

- A. _____ ("Lessees") have entered into that certain apartment lease ("Lease") with BHMC, Inc., as agents for owners ("Lessor"). Guarantor has read and understands the Lease and agrees to every provision contained in the Lease.
- B. Lessor executed the Lease only on the condition and subject to Guarantor's execution of this Guaranty as additional inducement to Lessor to lease the premises to the Lessees.

NOW, THEREFORE, for and in consideration of the execution of the foregoing Lease by Lessor and as inducement to Lessor to execute the Lease, Guarantor hereby jointly, severally, unconditionally and irrevocably guarantees prompt and faithful performance of every obligation of the Lessees under the Lease including without limitation the prompt payment by Lessees of all other sums payable by Lessees under the Lease. It is specifically agreed and understood that the terms of the foregoing Lease may be altered, modified, extended, or changed in accordance with the terms of the Lease, between Lessor and Lessees, and said Lease may be assigned by Lessor or any assignee of Lessor without consent or notice to Guarantors and that this Guaranty shall thereupon and thereafter guarantee the performance of said Lease as so changed, modified, altered, or assigned.

No notice of default need to be given to Guarantor, it being specifically agreed and understood that the guarantee of the undersigned is a continuing guarantee. Lessor shall have the right to proceed against Guarantors hereunder following any breach or default by Lessees without first proceeding against Lessees and without previous notice to or demand upon either Lessees or Guarantor.

Guarantor hereby waives: (i) notice of acceptance of this Guaranty, (ii) demand of payment, presentation and protest, (iii) all right to assert or plead any stature of limitations as to or relating to this Guaranty and the Lease, (iv) any right to require the Lessor to proceed against the Lessees or any other Guarantor or any other person or entity liable to Lessor, (v) any right to require Lessor to apply to any default any security deposit or other security it may hold under the Lease, (vi) any right to require Lessor to proceed under any other remedy Lessor may have before proceeding against guarantors, and (vii) any right of subrogation.

The term "Lessor" whenever hereinabove used refers to and means the Lessor and also any assignee of Lessor, whether by outright assignment or by assignment for security, and also any successor to the interest of Lessor. The term "Lessees" whenever hereinabove used refers to and means the Lessees and also any assignee or sublessee of the Lessees and also any successor to the interests of the Lessees.

IN THE EVENT ANY ACTION IS BROUGHT BY LESSOR AGAINST THE LESSEES AND/OR GUARANTOR TO ENFORCE THE OBLIGATION OF GUARANTOR, GUARANTOR AGREES TO PAY TO LESSOR, LESSOR'S ACTUAL ATTORNEY'S FEES AND COSTS. THIS AGREEMENT SHALL BE CONSTRUED AND ENFORCED IN ACCORDANCE WITH THE LAWS OF THE STATE OF CALIFORNIA. ANY SUIT BROUGHT HEREON, SHALL BE EXCLUSIVELY BROUGHT IN THE STATE OR FEDERAL COURTS LOCATED IN THE CITY ANY COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND GUARANTOR HEREBY EXPRESSLY SUBMITS TO THE JURISDICTION OF SAID COURT.

Guarantor agrees to provide Lessor a fully completed and signed credit application on Lessor's form and Guarantor agrees to update said credit application upon Lessor's request.

ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Guarantor's Signature

Guarantor's Name

Address

City, State & Zip Code

Telephone No.:(_____)_____

Driver's License No.: _____

Social Security No.: _____

Manager's Signature: _____
(If executed before the Manager)

NOTARY PUBLIC

THIS signature must be NOTARIZED

Please fill out both sides of this form.

APT. NO. _____

GUARANTOR'S CREDIT APPLICATION

ALL QUESTIONS MUST BE ANSWERED COMPLETELY, PLEASE PRINT
ALTERED OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED AND WILL CAUSE DELAY OR DENIAL

NAME _____ SOCIAL SECURITY NO. _____ DATE OF BIRTH _____

SPOUSE'S NAME _____ SOCIAL SECURITY NO. _____ DATE OF BIRTH _____

DRIVER'S LICENSE NO. _____ STATE _____ SPOUSE'S D/L NO. _____ STATE _____

PRESENT ADDRESS _____ CITY _____ STATE _____ ZIP _____

PRESENT EMPLOYER _____ POSITION _____ HOW LONG _____ MO. SALARY _____

BUSINESS ADDRESS _____ CITY _____ STATE _____ ZIP _____

HOME PHONE (_____) _____ BUSINESS PHONE (_____) _____ EMERGENCY PHONE (_____) _____

BANK NAME _____ ADDRESS _____ STATE _____ ZIP _____

SAVING ACCOUNT NO. _____ CHECKING ACCOUNT NO. _____

BANK NAME _____ ADDRESS _____ STATE _____ ZIP _____

SAVING ACCOUNT NO. _____ CHECKING ACCOUNT NO. _____

CREDIT CARD ISSUER _____ CARD NUMBER _____ EXPIRATION DATE _____

CREDIT CARD ISSUER _____ CARD NUMBER _____ EXPIRATION DATE _____

AUTOMOBILE MAKE _____ MODEL _____ YEAR _____ COLOR _____ LICENSE PLATE _____ STATE _____

WHAT IS YOUR RELATION TO THE TENANT? _____

GUARANTOR ACKNOWLEDGES THAT THE REPRESENTATIONS MADE IN THIS APPLICATION ARE INDUCEMENTS TO LESSOR TO ENTER INTO A LEASE WITH LESSEE. ANY MISREPRESENTATIONS IN THIS APPLICATION SHALL BE CONSIDERED GOOD CAUSE FOR LESSOR TO TERMINATE THE LEASE. GUARANTOR HEREBY GRANTS PERMISSION TO LESSOR AND ITS AGENTS TO INVESTIGATE AND VERIFY THE INFORMATION CONTAINED IN THIS APPLICATION.

SIGNATURE _____ DATE _____

SPOUSE'S SIGNATURE _____ DATE _____

TELEPHONE NO.: HOME (_____) _____ WORK (_____) _____ OTHER (_____) _____

THIS APPLICATION MUST BE RETURNED TO:

MANAGER'S OFFICE
KELTON TOWERS
515 KELTON AVENUE
LOS ANGELES, CALIFORNIA 90024
(310) 208-1976

PLEASE FILL OUT BOTH SIDES OF THIS FORM

This form MUST be filled out by a parent, relative or other responsible employed adult with good credit. NOT TO BE FILLED OUT BY A TENANT.