

GUARANTOR ADDENDUM : This Addendum ("Addendum") is made part of the Residential Lease Contract ("Agreement") dated _____, and is between the Owner of _____ and _____ (tenant name/s: collectively and individually "Residents"), for the premises at _____ (the "Leased Premises"). All capitalized terms used but not defined herein shall have the meaning set forth in the Agreement. Where the terms and conditions of this Addendum vary or conflict with the terms and conditions of the Agreement, the terms and conditions of this Addendum shall control.

LEASE TERM: 2025-2026 Academic School Year (Miami University)
Start Date: Wednesday before start of classes 2025 End Date: Sunday after final exams May 2026

RENT payable to _____ LLC in the following installments per tenant:

- #1. April 1, 2025: \$ 4,260.00 (25% of Rent - \$1,065 per person for Fall Semester 2025)
- #2. July 1, 2025: \$12,780.00 (75% of Rent - \$3,195 per person for Fall Semester 2025)
- #3. Dec. 1, 2024: \$17,040.00 (100% of Rent - \$4,260.00 per person for Spring Semester 2026)

I, THE UNDERSIGNED HEREBY AGREE,

_____ ("Guarantor") unconditionally guarantees all obligations of Resident under the Lease Contract including, but not limited to, rent, late charges, property damage, repair costs, animal violation charges, utility payments, and all other sums due to Owner under the Lease Contract. Guarantor's obligations will continue for all lease terms and renewals, including automatic renewals, amendments, and modifications. If Owner delays or fails to exercise lease rights, pursue remedies, give notices or make demands to Guarantor, it will not be considered a waiver of Owner's rights. All of Owner's remedies against Resident, as authorized by the Lease Contract or by applicable law, apply to Guarantor as well. Resident and Guarantor are jointly and severally liable for all obligations under the Lease Contract. It is unnecessary for Owner to sue or exhaust remedies against Resident in order for Guarantor to be liable. A facsimile or electronic signature on this Addendum will be just as binding as an original signature. Guarantor does not need to sign or be named in the Lease Contract, only this Addendum. This Addendum is part of the Lease Contract and must be performed in the county where the Leased Premises is located.

PARTIES:

Owner: _____ Address: 5720 Old Pfeiffer Lane Blue Ash, OH 45242 Phone: 513-317-7844

Resident: _____ Email Address _____

Guarantor:(s) _____
Address _____ Email Address _____

Guarantor Signature: _____ Date: _____

Resident: _____ Email Address _____

Guarantor:(s) _____
Address _____ Email Address _____

Guarantor Signature: _____ Date: _____

Resident: _____ Email Address _____

Guarantor:(s) _____
Address _____ Email Address _____

Guarantor Signature: _____ Date: _____

Resident: _____ Email Address _____

Guarantor:(s) _____
Address _____ Email Address _____

Guarantor Signature: _____ Date: _____