Personal Guarantee of Rent and Performance of Tenant Obligations

This Agreement witnesses as follows:

I, **Sample Guarantor** (hereinafter "Guarantor") in consideration of the acceptance of the attached lease with **BTC Student Housing Kelowna Ltd.** (hereinafter "Landlord") at property located at **842 Academy Way** (hereinafter "Property") hereby guarantee the payment of **Sample Tenant**'s (hereinafter "Tenant") portion of rent reserved by the agreement between the joint tenants, as indicated in the individual rent payments of the Tenant set out in the lease, and the performance of the obligations assumed and the covenants made therein. As Guarantor, I hereby agree to guarantee payment of all amounts due under the lease, or that may come due, and all other obligations of the Tenant for the entire duration of the lease attached hereto unless the tenant gives notice of termination within the guidelines of the lease; however, if the lease is renewed either for a fixed term or as a result of a statutory, month-to-month tenancy, I will continue to guarantee all obligations of the Tenant under the lease, as renewed.

I further understand that it is only the Tenant's responsibility to inform the Landlord and/or their representatives about any and all maintenance concerns and any maintenance concerns. **NOTE:** Maintenance requests will not be accepted by a guarantor, parent, or any party. **Requests will ONLY be accepted by tenants on the lease.** Having a third party involved frequently complicated details and prohibits us from attending to issues in the most efficient manner possible. By signing this form, the Guarantor agrees and accepts that no maintenance concerns or requests will be accepted from the Guarantor and/or any third party at any time.

Guarantor's Address: 123 Test St. Tester British Columbia A1B 2C3
Guarantor's Phone: 250-250-5555
Guarantor's Email: sample@sample.com

Please provide a copy of Canadian Government Drivers License accompanied with this form.

Signed, Sealed and Delivered

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Sample Guarantor *(Guarantor)*