



SELF GUARANTOR POLICY

Falcon's Pointe requires each resident who is signing a lease to provide us with a Guarantor who has passed our screening process. If you do not have a guarantor or the guarantor does not pass our screening process you may have the option to be a Self- Guarantor.

In order to be a Self-Guarantor you must pay one month of rent prior to the date you move in. Self-Qualifying residents are required to pay a Security Deposit of \$300.00. You will not be given the keys to your apartment until the full one month and Deposit has been paid. The one month of rent will be applied towards your last month of rent. The \$300.00 Deposit will be refunded at the end of the lease term if no damages have occurred in the apartment.

The one month of rent will be held as a security deposit and cannot be used towards rent payments during the lease period. The monies will only be applied to the last month of your lease contract. The last month is April for a nine month lease or July for a twelve month lease. If you renew your lease contract the last one month of rent will go towards the last one month of your new lease end date and will not be applied to the current lease term.

The terms of this Addendum are effective as of the Effective Date and are agreed to and accepted by:

LANDLORD:

Signature: _____

Name Printed: _____

Title: _____

Date: _____

TENANT:

Signature: _____

Name Printed: _____

Apartment Number: _____

Date: _____