



Rental Agreement Guaranty

Landlord: BRT Brookview, LLC Tenant: _____

Rental Agreement: Unit _____, Spring 2009

The undersigned, being over 21 years of age, the owner of real property and currently employed, hereby agrees to guarantee payment of all monetary sums due from Tenant to Landlord under the above-referenced Rental Agreement including but not limited to rent, fines and damages for which Tenant is or may become liable pursuant to said Rental Agreement, (and any extensions or renewals thereof either by agreement or holdover).

The undersigned hereby authorizes any credit history checks required in connection this application and subsequent Rental Agreement(s).

I agree that, in the event Landlord pursues collection of my liability, I shall be responsible to pay for all costs of collection, including attorney fees. In the event of litigation, I hereby consent to the jurisdiction and venue of the Superior Court of the State of Connecticut located in Danbury.

CONTAINS LEGAL OBLIGATIONS
READ CAREFULLY BEFORE SIGNING

_____ Guarantor's Signature	_____ Guarantor's Phone Number
_____ Guarantor's Printed Name	_____ Guarantor's Work Phone Number
_____ Guarantor's Street Address	_____ Place of Employment
_____ City, State and Zip Code	_____ Social Security Number

Please return to:
BRT Brookview
50 Newtown Road
Danbury, Connecticut 06810



**WESTERN CONNECTICUT STATE UNIVERSITY
STUDENT CONSENT DISCLOSURE FORM
FOR OFF-CAMPUS HOUSING***

Student Name _____
(Please Print) Last Name First Name Middle Initial

Student ID Number _____

I know that the Family Educational Rights and Privacy Act of 1974 as amended (FERPA) protects the privacy of my student educational records and limits access to the information contained in those records.

FAMILY EDUCATIONAL RIGHTS AND PRIVACY ACT (FERPA)

It is important for all students at WestConn to be familiar with the laws and procedures that govern access to student records. The Family Educational Rights and Privacy Act of 1974, commonly referred to as FERPA, is a federal law that is designed to protect the privacy of and limit access to the educational records of students. In short, all educational records are strictly your business unless you give a third party the right to the information in writing. An exception to this general rule is when it can be proven that you are being claimed as a legal dependent on a parents' (or guardians') Federal Tax form. In this case, the university is obligated to release the information that is being requested. (Note: In certain other instances upon court order, the university may also be obligated to release information but only after students have been notified).

By signing this form, I authorize BRT General Corporation to be informed about my enrollment
(Landlord and/or Corporation)

and attendance records from WCSU.

I also understand that I am under no obligation to sign this consent form and that I may revoke consent at any time.

Student Signature _____ Date _____

****To be used by landlords that have met WCSU's Housing committee's requirements.
Qualifying properties must house at least 125 WCSU students, with at least 51% of the
population of the rental property dedicated to WCSU students***

Real Estate Agency Disclosure Notice

Given to Unrepresented Persons

This is Not a Contract. Connecticut law requires that you be given notice disclosing whom the real estate licensee represents. The purpose of such disclosure is to enable you to make informed choices about your relationship with real estate licensees.

Given to: _____ (Unrepresented person/persons) on <small>Student Name</small>
_____ (Date). Our firm _____ BRT _____ represents the:
<input type="checkbox"/> Seller <input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Buyer <input type="checkbox"/> Tenant

Unrepresented Person(s)'s Rights and Responsibilities:

1. The broker and salespersons (referred to as agents or licensees) in this transaction owes the other party to this transaction undivided fiduciary obligations, such as: loyalty, reasonable care, disclosure, and obedience to lawful instruction, confidentiality and accountability. The agent(s) must put the other party's interest first and negotiate for the best terms and conditions for them, not for you.
2. All real estate agents, whether representing you or not, are obligated by law to treat all parties to a real estate transaction honestly and fairly.
3. You have the responsibility to protect your own interests. Carefully read all agreements to make sure they accurately reflect your understanding. If you need additional advice for legal, tax, insurance or other such matters, it is your responsibility to consult a professional in those areas.
4. Whether you are a buyer, seller, tenant, or landlord, you can choose to have the advice, assistance and representation of your own real estate brokerage firm and its agents. Do not assume that a real estate brokerage firm or its agents are representing you or are acting on your behalf unless you have contracted in writing with that real estate brokerage firm.

ACKNOWLEDGEMENT OF UNREPRESENTED PERSON(S)*:

Student Signature(s)

Print Name(s)

Date:

ACKNOWLEDGEMENT OF AGENT:

Broker Signature

Print Name

Date:

* to be signed by the buyer / tenant when the agent represents the seller / landlord, or to be signed by the seller / landlord when the agent represents the buyer / tenant.