

CO-SIGNER APPLICATION FOR (TENANT NAME): _____

RENTAL ADDRESS: _____

CO-SIGNER REQUIREMENTS: A co-signer must have verifiable gross monthly income of at least _____ times the amount of the monthly rent and have a positive credit history. Verifiable income may mean, but is not limited to: employment paychecks, bank accounts, alimony/child support, trust accounts, Social Security, unemployment, welfare, grants/loans, and housing assistance. Owner/Agent may use credit reports to verify the accuracy of the information provided by co-signers. Income derived from non-garnishable sources (retirement income, trust income, social security income, etc.) may be excluded for the purposes of meeting the income criteria if the landlord so chooses. Co-signers must list all existing credit and debts on the application. A negative credit report may result in an application denial. Negative reports include, but are not limited to: late payments, collections, judgments, debt to income ratio, and bankruptcy. When approved, a co-signer must complete a co-signer agreement.

GENERAL REQUIREMENTS:

- Any information provided that is incomplete, inaccurate or falsified may be grounds for denial of the application.
- Co-signers may be rejected on the demeanor in which they treat Owner/Agent or other parties present.
- If the obligations under a Rental Agreement are guaranteed by a co-signer, the Resident agrees that Owner/Agent would not have rented to them without the guaranty. In the event the guaranty becomes unenforceable for any reason, this will be considered a material non-compliance with the Rental Agreement. Tenant(s) may then be responsible to find an alternate co-signer acceptable to the Owner/Agent, or pay an increased security deposit to cure the non-compliance.
- Owner/Agent reserves the right to notify the Co-signer about any information related to the tenancy deemed necessary.
- The original signed, notarized Co-signer Agreement must be returned to Owner/Agent within three business days of notification to the applicant of application approval. Failure to return the original form (not a faxed copy) within this time-frame may result in a forfeiture of the Deposit to Hold.

CO-SIGNER INFORMATION:

NAME _____ MIDDLE INITIAL _____
 SOCIAL SECURITY NO. _____ DATE OF BIRTH _____

PRESENT ADDRESS: (incl. City, State & Zip) _____
 HOW LONG? _____ CURRENT PHONE _____ CELL #1 _____ CELL #2 _____
 EMAIL ADDRESS: _____

EMPLOYMENT: FIRM _____ ADDRESS _____ PHONE _____
 HOW LONG? _____ POSITION _____ GROSS MONTHLY PAY _____
 PREV. EMPLOYER _____ ADDRESS _____ PHONE _____

OTHER SOURCES OF INCOME:

SOURCE OF INCOME _____	FREQUENCY _____	AMOUNT OF PAYMENT _____
SOURCE OF INCOME _____	FREQUENCY _____	AMOUNT OF PAYMENT _____
SOURCE OF INCOME _____	FREQUENCY _____	AMOUNT OF PAYMENT _____

LIST ALL OUTSTANDING DEBTS:

NAME _____	OUTSTANDING AMOUNT _____	MONTHLY PAYMENT _____
NAME _____	OUTSTANDING AMOUNT _____	MONTHLY PAYMENT _____
NAME _____	OUTSTANDING AMOUNT _____	MONTHLY PAYMENT _____
NAME _____	OUTSTANDING AMOUNT _____	MONTHLY PAYMENT _____

Has a former landlord ever filed any kind of legal action against you? _____
 Why? _____

I certify the above information is correct and complete and hereby authorize Owner/Agent to make any and all inquiries deemed necessary to evaluate my ability to guarantee. I understand that anything found to be untrue may result in an immediate rejection of this application and would be grounds for immediate termination if a rental agreement has been executed.

Co-signer Applicant _____ Date: _____

