



GUARANTOR APPLICATION FOR RESIDENCY

Application fee \$ _____ THIS IS A NON-REFUNDABLE PAYMENT FOR A CREDIT CHECK AND PROCESSING CHARGE FOR THIS APPLICATION. SUCH SUM IS NOT A RENTAL PAYMENT OR SECURITY DEPOSIT. THIS AMOUNT WILL BE RETAINED BY COMMUNITY OWNER TO COVER THE COST OF PROCESSING APPLICATION AS FURNISHED BY THE GUARANTOR.

PERSONAL INFORMATION

PLEASE PRINT

Guarantor's full name _____ Date of birth _____
First Middle Last
Marital status _____ Phone _____ Cell phone _____ Email Address _____
Social security # _____ Driver's license # _____ State _____

List name, date of birth and relationship of other persons under 18 occupying premises:

Name _____ Date of Birth _____ Relationship _____
Name _____ Date of Birth _____ Relationship _____
Name _____ Date of Birth _____ Relationship _____
Name _____ Date of Birth _____ Relationship _____

Present address _____
Street Apt. # City State Zip
Monthly payment \$ _____ Move-In Date _____ / _____ / _____
MM. DD. YYYY.

EMPLOYMENT INFORMATION

Guarantor's present employer _____ Address _____

Position _____ Start Date _____ / _____ / _____
City State Zip Code MM DD YYYY
Work phone _____ Contact _____ Gross monthly income \$ _____
Other Verifiable Income _____

GUARANTOR'S CONSENT

AUTHORIZATION:

I hereby authorize the Sheriff's Department or other independent services or local law enforcement agencies to furnish the Community Owner with any information such agencies may have concerning me. I do hereby release the Community Owner, Sheriff's Department and other such agencies from all liability for any damage whatsoever incurred in furnishing, obtaining and using such information.

I further authorize the Community Owner to obtain a credit history and report concerning me, and hereby release the Community Owner and the credit-reporting agency from all liability for any damage whatsoever incurred in furnishing, obtaining and using such information.

Guarantor represents that all the above statements are true and hereby authorize verification of above information, references and credit records. Guarantor acknowledges that false information herein may constitute grounds for rejection of this application, terminating the right of occupancy, and forfeiture of deposits and may constitute a criminal offense under the laws of this State.

The initial rent payment will be due and payable upon the signing of the lease and other rental documents and will cover the period from the first day of the term through the remainder of that month. **Thereafter, all rental payments will be due and payable in advance on the first day of each month.**

In the event that any payment of a deposit or fee required hereunder is unable to be processed due to insufficient funds or is not paid upon presentation to the designated depository or credit card company, the applicant shall immediately incur a non-sufficient funds charge of One-hundred Dollars (\$100). If the applicant does not pay any amount hereunder, including any non-sufficient funds charge, the community owner may submit all such amounts that are unpaid to a collections company.

Signature: _____

Date: _____

Guarantor



DEPOSIT

Refundable Premises Security Deposit, Non-refundable Pet Fee and Non-refundable Reservation Fee will be refunded to Applicant if application is canceled by Applicant within 72 hours from submission of application for residency. All Refunds are issued via check. No fees or deposits will be refunded after 72 hours from submission of application for residency except as set forth in the paragraph below.

If my application is accepted and a lease and all other rental documents have been signed by all parties, I understand the Refundable Premises Security Deposit will become my refundable security deposit upon meeting the terms of the Lease and Community Rules and Regulations. If for any reason, Community Owner decides to decline my application, then Community Owner will refund the Refundable Premises Security Deposit and the non-refundable fees, excluding the application fee, to me in full. If Community Owner accepts my application but is unable to allow me to occupy the premises on the date agreed because of a delay caused by construction or holding over of a prior resident, then I agree that my sole remedy shall be the return and refund of the deposits and non-refundable fees, including the application fee. I hereby waive my right to damages against Community Owner or management due to failure of Community Owner or management to provide the premises for occupancy. If I fail to occupy the premises on the agreed upon date, except for delay caused by construction or holding over of a prior resident, I understand that Community Owner shall assess as liquidated damages the Refundable Premises Security Deposit and non-refundable fees (except the Non-refundable Pet Fee) paid to Community Owner through the date of proposed occupancy, including the Non-refundable Application Fee, the Refundable Premises Security Deposit, and the Non-refundable Reservation Fee, and such amounts shall be considered liquidated damages and not a penalty to reimburse Community Owner for re-rental costs and expenses incurred due to any cancellation in view of the fact that the parties agree that such costs are difficult to ascertain. **It is understood that I shall have 72 hours from the date of submitting this application for residency in which to cancel this rental application and receive a return of the deposits and non-refundable fees, excluding the application fee. Any cancellation after 72 hours after submission of this application by the Applicant or Co-Applicant shall incur the liquidated damages noted above unless Community Owner should decline my application.** I further understand that all original forms must be returned to Community Owner and verifications must be completed prior to the move-in date.

TITLE VIII of the CIVIL RIGHTS ACT OF 1996 makes discrimination based on race, color, religion, sex, familia status or national origin illegal in connection with the rental of most housing. The Federal agency that administers compliance with this law is the U. S. Department of Housing and Urban Development.

EQUAL CREDIT OPPORTUNITY ACT: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against applicants on the basis of sex or marital status. The Federal agency, which administers compliance with this law, is the Equal Credit Opportunity, Federal Trade Commission, Washington, D. C. 20580.

THE UNDERSIGNED GUARANTOR HEREBY DECLARES THAT THE REPRESENTATION OF FACT CONTAINED IN THE FOREGOING APPLICATION IS CONSIDERED PART OF MY LEASE AND ARE TRUE AND CORRECT. I AGREE THAT IF ANY INFORMATION HEREIN CONTAINED IS FALSE, THE LEASE MADE ON THE STRENGTH OF THIS APPLICATION MAY, AT THE OPTION OF THE LANDLORD, BE TERMINATED AT ANY TIME. GUARANTOR AUTHORIZES LESSOR TO VERIFY THE ABOVE STATEMENTS INCLUDING, BUT NOT LIMITED TO, BY THE USE OF CREDIT INFORMATION AGENCIES. IN THE CASE WHERE A CREDIT REFERENCE IS NOT AVAILABLE, A COMPLETE AND THOROUGH COMPANY FINANCIAL STATEMENT WILL BE PROVIDED UPON REQUEST.

Signature: _____

Date: _____

Guarantor

-----FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE-----

Approval: _____ Confirmation Date: _____ Time: _____ Initials: _____ Move-in Date _____

Disapproval: _____ Confirmation Date: _____ Time: _____ Initials: _____

If this Application was disapproved, was the Applicant given the name and address of the person or the reporting agency that verified the application? Yes _____ No _____ Date _____ Manager's Signature _____

Was a copy of the decline letter placed in the file with the application? Yes _____ No _____ Date _____

Manager's Signature: _____