

Cosigner Rental Application

Neatly complete all information below.

Application Fee: \$45
Date of Application: _____
Name of Applicant: _____
Relationship to Applicant: _____
Property Address: _____

Personal Information:

Full Name _____ DOB _____ SSN _____
Email _____ Phone _____

Current Housing

Current Address _____ City, State, Zip _____
Do you own or rent? _____ How much is your monthly payment? _____
If rental, please provide landlord name & contact information _____

Have you ever been party to an eviction? Y N

Current Employment Information

Present Employer _____ Position _____
Gross Monthly Income _____ How long at this position? _____
Contact Person to Verify Employment (name/phone/email) _____

Do you have another source of income? _____
If yes, please provide same information as above _____

Criminal History

Do you have a criminal history? Y N Does anyone living in the rental have a criminal history? Y N
Have you been convicted of a felony? Y N
If yes, what was the felony charge? _____ Conviction date _____
Are you a convicted sex offender? Y N
Is anyone living in the property a convicted sex offender? Y N

Personal References

Name _____	Relationship _____	Contact Info _____
Name _____	Relationship _____	Contact Info _____
Name _____	Relationship _____	Contact Info _____

APPLICATION & DEPOSIT DISCLAIMERS

The application fee is NON-REFUNDABLE and will not be applied towards rent or other financial obligations should Applicant be approved, nor refunded if not approved. Applicant agrees that this sum is paid in consideration of Landlord/Broker for Landlord's review and/or verification of the information state in the application.

Upon submission of this Application + deposit of one month's rent, Landlord/Broker for Landlord reserves the right to remove property from the available rent list, however, receipt of application package + deposit does not guarantee that property will be reserved for applicant.

By law, deposits must be brought to the bank within 24 hours of receipt. "By the end of the next business day following its receipt" (35.324 Real Estate Licensing and Registration Act). Checks will be deposited.

In a case where multiple parties apply, JGRE may generate a multiple applications disclosure which provides timeline for completed application sets to be received in order to present to landlord for decision. If this application is denied by Landlord, the one month's rent Application Deposit shall be refunded to Applicant.

If your application has been denied and you submit a personal check for your deposit, refund checks will be cut back no less than 5 business days after receipt. If you submit a cashier's check or money order, refund checks will be cut back no less than 24 hours after confirmation of denial.

If this Application is approved and Applicant fails to rent the Property or if the application is still being reviewed and Applicant backs out, Landlord shall be entitled to retain the one month's rent Application Deposit.

I have read the above and understand the terms of giving a deposit: _____ (signature)

Cosigner Obligations

As a cosigner, you are guaranteeing the terms of the lease and will be considered jointly & severally liable for all terms. In a roommate scenario, this applies to all parties on the lease and WILL NOT be broken down as a percentage of coverage of the terms. Upon submission of this application, these obligations are fully understood and agreed upon by the applicant.

AUTHORIZATION FOR BACKGROUND CHECK

I hereby authorize JG Real Estate, LLC. to obtain and/or verify my credit report, criminal history, employment references, and personal references in connection with the processing of this rental application. I also agree to the above deposit and turnover/maintenance Disclaimer.

SIGNATURE OF APPLICANT

DATE

PLEASE SUBMIT A COPY OF THE FOLLOWING WITH THIS APPLICATION:

- _____ Copy of Valid Driver's License (or government-issued photo ID)
- _____ Pay Stub (2 most recent; if you are not employed, provide proof of income)
- _____ W-9 Form (this is required by the bank when opening an escrow account)
- _____ Copy of Signed Consumer Notice (can be found on same webpage as this application)
- _____ \$45 application fee made payable to "JG Real Estate, LLC"

(Can be paid via PayPal.com, money order, personal check or certified bank/cashier's check)