



Guarantor Application Checklist

The following is list of required items and fees that are required when applying as a guarantor. Guarantors must reside in NY, NJ, or CT, and must be a homeowner who can confirm property ownership

Documents:

- Guarantor Application
 - Driver's License or State Issued Photo Identification
 - Current Bank Statement and/or Income Tax Return
 - Proof of Home Ownership
(e.g.: mortgage payment, RE Property Tax, etc. showing name and address. NY, NJ or CT only)
 - Signed and Notarized Guarantor Agreement (Must signed be in Blue Ink Only)
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GUARANTOR APPLICATION

- All Fields must be completed
- Guarantor **MUST** reside in either NY, NJ, or CT
- False or misleading information may be grounds for application denial and/or termination of tenancy

Apartment Being Applied For			
ADDRESS:	UNIT:	RENT:	DATE:
Occupancy Date	TERM:	Lease From	To:

Guarantor Information		
First Name	M.I.	Last Name
Date of birth:	SSN:	Single/Married
Home Phone:	Work Phone:	Cell Phone:
E-Mail Address:		

Current Address		
Current Address:		
City:	State:	ZIP Code:
Monthly Mortgage/Tax :	How long at Current Address?	

Employment & Income Information		
Current employer:		
Employer address:		
City::	State:	ZIP Code:
Phone #:	Salary:	
Position:	How Long:	Total Annual income:

Checking Account Information	
Institution:	
Checking Account #:	Amount:



Savings Account Information

Institution:	
Savings Account #:	Amount:

Mortgage Information

Bank or Mortgage Company:	Amount:
Phone #:	Loan #:

Nearest Relative

Nearest Relative:	Phone #:	
Address:		
City:	State:	ZIP Code:

I warrant that all statements above set forth are true. I give my permission to communicate with my current employer(s) for the purpose of verifying the information listed above. I am aware that a credit history, OFAC search, and landlord/tenant court record search will be done in conjunction with my application. I hereby give my consent to the Landlord to obtain my consumer credit report for the purposes of credit screening through Creditfacts Inc., and that this authorization for Credit Report extends from application date through term of tenancy. I understand that I may have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation.

Guarantor Signature

Date

Broker Signature

Date

Marin Management

Agent	Anda Salgau
Tel #	212-213-0123

PLEASE COMPLETE CHECKED BOXES ONLY

Creditfacts.com: When complete e-mail to orders@creditfacts.com or fax to 800-796-5610

Applying for Address Apartment #

Proposed Rent\$ Annual Salary\$ Monthly Take Home Pay\$

First Name Middle Last Date of Birth

Social Security # (Home) E-Mail

Current Address City State Zip

Length at Current Address

Previous Address City State Zip

Length at Previous Address Do You Have Credit or Charge Cards in Your Name? YES NO

→ Report Choice ?

Credit Profile + Fico Score, National Eviction Search Credit Profile + Fico Score ,

NEW YORK CITY TENANT FAIR CHANCE ACT.....PLEASE READ CAREFULLY BEFORE SIGNING BELOW

I authorize the procurement of a tenant screening report or consumer report and its use by the owner and/or its agents in reviewing my application. I authorize verification of all information in the application, agree to provide additional information if requested, warrant all information I provide is true and understand false or incomplete information may be grounds for rejection.

NOTICE UNDER NYCACS 208-808 The application information provided by you may be used to obtain a tenant screening report. The name & address of the consumer reporting agency that will be used to obtain such reports is Creditfacts Inc. 469 7th Ave. New York, NY 10018 Tel: 212-481-6502

Pursuant to federal, state and local law:

1. If the owner takes adverse action against you on the basis of this information contained in a tenant screening report, the owner must notify you that such action was taken and supply you with the name and address of the consumer reporting agency that provided the tenant screening report on the basis of which such action was taken.
2. If any adverse action is taken against you based on the information contained in a tenant screening report, you have the right to inspect and receive a free copy of the report by contacting the consumer reporting agency;
3. Every tenant or prospective tenant is entitled to one free screening report from each national consumer reporting agency annually, in addition to a credit report that should be obtained from www.annualcreditreport.com
4. Every tenant or prospective tenant may dispute inaccurate or incorrect information contained in the tenant screening report directly with the consumer reporting agency.

→ Signature: PRINT NAME DATE:

GUARANTY OF RENTAL AGREEMENT

Rider made on this _____ day of _____ 20 _____ by and between
_____ Owner, and _____ Tenant(s)
relating to apartment _____ at Premises _____,

FOR VALUE RECEIVED, and in consideration for, and as an inducement to landlord making the within Lease with Tenant, the undersigned _____ herein referred to as Guarantor, agrees to the following:

1. GUARANTEE OF PERFORMANCE. Guarantor guarantees, unconditionally and absolutely, the full and faithful performances and observance of all covenants, terms and conditions of the Lease provided to be performed and observed by the Tenant, expressly including, without being limited to the payment of rent and or additional rent (ie: late charges), when due under the lease.

2. LEASE MODIFICATION, RENEWAL OR EXTENSION. If the Lease is modified, renewed, or extended, or if the Tenant holds over beyond the term of the Lease, the obligations hereunder of Guarantor shall extend and apply with respect to the full and faithful performance of all the covenants, terms and conditions of the Lease and of any such modifications, renewals, or extensions thereof.

3. TENANT'S SUBLET OR ASSIGNMENT. This guaranty shall remain in effect if the Tenant sublets or assigns, whether or not either Guarantor or Owner receives notice of such sublet or assignment or has consented to it.

4. BINDING ON SUCCESSORS AND ASSIGNS. This Guaranty, and all of the terms hereof, shall be binding on Guarantor and the successors, assigns, and legal representatives of the Guarantor and shall inure to the benefit of the successors, assigns, and legal representatives of Owner.

5. JOINT AND SEVERAL LIABILITY. The liability of the Guarantor is co-extensive with that of Tenant and also joint and several, and action may be brought against Guarantor and carried to final judgment either with or without making Tenant a party thereto. Guarantor further agrees that in any action or proceeding brought by Owner against Tenant, the Guarantor does not have to be joined as a party thereof.

6. NO DEMAND NEEDED. Owner may proceed against the Guarantor without first making demand against Tenant and without first bringing any action or proceeding against Tenant and without joining Tenant as a part defendant

7. WAIVER OF RIGHT TO DEFAULT NOTICE. Guarantor does not require any notice of Tenant's nonpayment, nonperformance, or nonobservance of the covenants, terms, and conditions of the Lease. Guarantor expressly waives the right to receive such notice.

8. TENANT'S BANKRUPTCY. Neither guarantor's obligation to make payment in accordance with the terms of this Guaranty, nor any remedy for the enforcement thereof, shall be impaired, modified, released, or limited in any way by any impairment, modification, release, or limitation of the liability of Tenant or Tenant's estate in bankruptcy, resulting from the operation of any present or future provision of the Bankruptcy Code of the United States or from the decision of any court interpreting the same.

9. SERVICE IN PROCESS. Guarantor irrevocably appoints Tenant as its agent for the service of process related to this Guaranty. Notwithstanding the proceeding, Owner agrees to send Guarantor a copy of the legal papers served on Tenant by certified mail, return receipt requested, at the above address.

10. VENUE AND INTERPRETATION OF GUARANTY. Venue for any action or proceeding arising out of this Guaranty shall be in New York County in the State of New York. The Guaranty shall be governed by and interpreted under the laws of, and enforced in the courts of the State of New York.

11. WAIVER OF JURY TRIAL. Guarantor hereby waives the right to trial by jury in any action or proceeding that may hereafter be instituted by Owner against Guarantor in respect of this Guaranty.

12. OWNERS LEGAL EXPENSE. Guarantor will pay to Owner all of Owner's expenses- including but not limited to, attorney's fees that Owner incurs in enforcing this Guaranty

13. NO WAIVER BY OWNER. Owner's failure or delay in exercising any rights under the Lease or Guaranty or in sending any notices, or requests, or in requiring strict performance or observation of any term or covenant of the Lease, shall not waive any of the Owner's rights created by this Guaranty.

Guarantor Signature

Date

Guarantor's Address:		
City:	State:	ZIP Code:
Driver's License:# & State		

Notary

On this _____ day of _____, 20_____, before me personally came _____, the individual to me known, and known to me who executed the foregoing instrument and acknowledged to me that he or she executed same.

Notary Signature

Date