

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL, TAX OR OTHER COUNSEL BEFORE SIGNING.



1661 N. Estrella Avenue
Loveland, CO 80538
970-669-9696, Phone
970-669-7428, Fax

Guarantor Application Form

Dear Guarantor(s):

The attached Guarantor Form and Guarantor Application are required because the applicant(s) do not qualify for the premises for one or more of the following reason(s):

- You are listed as their major source of income.
- They do not make 2 ½ times the rent in stable, verifiable income.
- They do not have a previous landlord reference.
- They do not have a credit history.

Please complete the attached Guarantor Form and Guarantor Application (pages 2 & 3) and submit a \$45.00 application fee.

Real Living 1st Choice Real Estate Services must receive the notarized Guarantor Form within 48 hours from date of application. To help expedite the process, Guarantor may fax or email the notarized copy of the Guarantor Form and Guarantor Application. Please be aware that the property will be placed back on the market if these forms are not received within 48 hours.

Guarantor Qualification Requirements:

Guarantor(s) will be approved or denied based on their FICO credit score.

Guarantor(s) must have a valid social security number in order to be taken into consideration.

Any FICO score of 600 points or above will be approved for the credit portion of the Guarantor Application. Guarantor(s) will be denied if their FICO score falls under 600 points.

Guarantor(s) will be required to make a minimum of 2 ½ times the monthly rent in current verifiable income.

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Applicant(s) (full name): _____

Property Applicant Applying For: _____

Guarantor(s) Relationship with Applicant: _____

Guarantor is fully aware that the Lease Agreement states that each applicant is jointly and severally liable for all financial obligations of this Lease, therefore; as Guarantor, I will also be jointly and severally liable for all financial obligations. This form is an acknowledgement that Guarantor accepts full financial responsibility for the Lease term and all subsequent renewal Lease terms.

Financial responsibility includes, but is not limited to, payment of any unpaid rents, utilities, late fees and any damage incurred to the premises.

If legal action is necessary concerning this agreement, I understand and agree that the jurisdiction and venue for such action will be in the county in which the property resides, in the state of Colorado.

Any faxed documents with signatures pertaining to the lease, accepted in good faith, shall be considered original signatures.

Date _____

Guarantor's Name (Printed)

Guarantor's Signature

PLEASE NOTE: THIS STATEMENT MUST BE NOTORIZED

State of _____

County of _____

Subscribed and sworn to before me this _____ day of _____, 20_____.

The following person(s) _____

My commission expires: _____

Notary Signature: _____

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Guarantor Full Name: _____ SS#: _____ DOB: _____

Home #: _____ Work #: _____ Cell #: _____

Email Address: _____

Address: _____ City: _____ State: _____ Zip: _____

Landlord/Mortgage Company: _____ Monthly Payment: _____

Phone #: _____ Dates of Occupancy – From _____ To _____

Employment: _____ Human Resources #: _____

Monthly Income: _____ Dates of Employment – From _____ To _____

Other Income (Please Explain): _____

Please note: If your employer uses “The Work Number” or any other outsourced company to provide Verification of Employment, it will be the Guarantor’s responsibility to obtain and provide Agent proof of income.

GUARANTOR AGREEMENT: I have examined the information I have provided on this application and hereby agree that all the questions I have answered are true to the best of my knowledge. I understand and agree that this application is subject to approval by Agent based primarily on the information I have supplied on this application. I hereby waive any claim for damages if my application is not accepted. On behalf of the owner and any assignees, I hereby authorize Agent to obtain a current credit bureau report, and to call or write any of my references for verification that the statements are true and accurate I also authorize Agent to make further credit inquiries in regard to continued creditworthiness and collection of unpaid rent or damages to the premises. Your credit report may be shared with principle owner(s) and assignees. This application will be attached and made part of the lease agreement.

AGENCY DISCLOSURE: Real Living 1st Choice Real Estate Services, hereinafter known as Agent, is a licensed Real Estate Agency in the State of Colorado. Agent is managing and/or leasing the property as Agent for the owner and is not the agent of the Resident. Any leasing and/or management fees due Agent for this transaction will be paid by the Owner and not by the Resident. Agent owes duties to the Owner, which includes good faith, loyalty, and fidelity and will negotiate on behalf and act as an advocate for the Owner. Agent shall disclose to Resident all adverse material facts about the property actually known by us (subject to the limitations of section 38-35.5 – 101, C.R.S.). Applicant should not tell Agent any information which applicant does not want shared with the Owner. Resident shall not be vicariously liable for Agent’s acts when Agent acts as Agent of the Owner. (Vicarious liability is a principal’s liability for the acts of an agent when the agent is acting within the scope of the Agent’s employment.)

Any faxed documents with signatures pertaining to the lease, accepted in good faith, shall be considered original signatures.

Date _____ Guarantor Signature _____