

Guarantor Application & Credit Check Authorization

Name: _____ Current FULL Address: _____
Phone: _____ Email: _____
Birthday: _____ Social Security Number: _____
Annual Income: _____ Company Name & Position: _____
Savings & Equity Amount: _____ Length at Position: _____

Guarantee of Payment

1. Reason for guaranty: I know that the Landlord would not rent the Unit to the Tenant unless I guarantee Tenant's performance. I have also requested the Landlord to enter into the Lease with the Tenant. I have a substantial interest in making sure that the Landlord rents the Premises to the Tenant.
2. Guaranty: I guaranty the full performance of the Lease by the Tenant. This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges.
3. Changes in Lease have no effect: This Guaranty will not be affected by any change in the Lease, whatsoever. This includes, but is not limited to, any extension of time or renewals. The Guaranty will bind me even if I am not a party to these changes.
4. Waive of Notice: I do not have to be informed about any default by Tenant. I waive notice of nonpayment or other default.
5. Performance: If the Tenant defaults, the Landlord may require me to perform without first demanding that the Tenant perform.
6. Changes: This Guaranty can be changed only by written agreement signed by all parties to the Lease and this Guaranty.

Address Guaranteed – Confirm exact address and unit # with Agent

Street: _____ Apt#: _____

City: _____ State: _____ Zipcode: _____

Signature of Witness: _____ Print: _____

Signature of Guarantor: _____ Print: _____

Date: _____

BEDFORD 6 REAL ESTATE

I certify that all the information given in this application is true and correct and understand that the lease or rental agreement may be terminated if I have made any material false or incomplete statements in this application. I authorize verification of the information provided in this application from my credit sources, credit bureaus, current and previous landlords and employers, and personal references. This permission will survive the expiration of my tenancy, when accessed for a legitimate business purpose related to my tenancy.

I, _____ authorize Bedford 6 Real Estate to access my credit history and other background for the purpose of apartment rental. I also understand and agree to pay a non-refundable application fee of \$20 per credit check/ application. I also understand and agree that this non-refundable fee is due immediately. The broker fee is also due if the applicant rents directly from the landlord. I understand and agree that if occupancy of the apartment is contingent on the current tenant vacating, or repairs being done, neither Bedford 6 Real Estate nor the landlord is liable for damages, costs, etc., if the tenant does not vacate, or the repairs are not completed on time. I understand that Bedford 6 Real Estate does not warrantee, or make any representations regarding either the legality, or any latent defects in the entire building or apartment.

Bedford 6 Real Estate is not responsible for the landlord's future maintenance of the apartment or building. I understand and agree that any apartment may be rented or taken off the market by the landlord at any time, without prior notice. In such cases, Bedford 6 Real Estate assumes no responsibility for any inconvenience, costs or damages incurred by the applicant, or related parties, in such cases. The applicant must meet the following standards in order for this application to be accepted and processed. Employment must be verified by agent, credit check and credit score must be performed prior to landlord and/or managing agent's approval. In the case the landlord or agent requests a guarantor, all above information requested of customer. I certify that all the information given in this application is true and correct and understand that my lease or rental agreement may be terminated if I have made any material false or incomplete statements in this application. I agree to above terms.

Signature of Guarantor: _____ Print: _____

Date: _____

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