

Garden City Property Management

422 Madison • Missoula, MT 59802
(406) 549-6106 • FAX (406) 549-6107
www.gcpm-mt.com

COSIGN AGREEMENT INSTRUCTIONS AND GUIDELINES

The following is a two page form to be completed with the **cosigner's information**. Page one is an application, which gives us vital information regarding the cosigner. It also contains a release, which by signing, authorizes Garden City Property Management to check all necessary information to verify the cosigner will qualify. Page two is the actual cosign agreement which must be notarized in order to be valid. The form should be filled out in its entirety, incomplete forms will not be processed. **There is a \$10.00 fee to process a cosign application.**

Things that **DISQUALIFY** a cosigner :

1. Income from Railroad retirement, Social Security, Disability or any source of government funds including government pension.
2. A trust fund or inheritance held in a trust in someone else's name.
3. Short term employment or lack of sufficient income.
4. Limited or Poor credit (including anyone who has filed for bankruptcy).
5. Someone who currently rents from Garden City Property Management.

A cosigner will be required should the applicant have limited or no verifiable rental history, no established credit and limited or no employment.

A cosigner **MAY** be considered for applicants with marginal credit at the discretion of Garden City Property Management.

If you have questions regarding the above listed requirements, please feel free to contact our office for explanation.

All information being requested helps to determine whether a cosigner will qualify. Incomplete applications or agreements will not be accepted.

Garden City Property Management

422 Madison • Missoula, MT 59802
(406) 549-6106 • FAX (406) 549-6107
www.gcpm-mt.com

Co-signer Agreement

This rider is attached to and made an integral part of the Rental Application and Rental Agreement for the following applicant(s) _____

In consideration of your lease of the Premises to the Applicant(s), I hereby guaranty, and agree to be jointly and severally liable for any and or all of the Applicant(s) liability to you arising as a result of the Rental Agreement. I further expressly guaranty payment of the rent, any damages, cleaning expenses, unpaid utilities, fees, fines, exemplary or punitive damages, costs, administrative charges, including but without limitation attorney's fees, court costs or any other liability incurred and full performance of the Rental Agreement including any extensions, renewals, modifications or amendments thereto. While agreeing to be bound by all terms and conditions of the Rental Agreement, I specifically and irrevocably waive all possessionary rights to the Premises for the entire term of the Rental Agreement, including all extensions thereto.

Additionally, I agree to have Garden City Property Management, Inc. run a credit check on me for the purpose of rental verification.

The Guarantor's liability will remain in force for the term of the Rental Agreement and subsequent agreements, unless the Tenant wishes to show his/her ability to handle his/her own tenancy, without a Guarantor. This will require the tenant to re-submit an application and qualify independently based on the criteria listed in the Rental Application.

This guaranty constitutes a legally binding contract enforceable by law. The undersigned co-signs as unconditional Guarantor on any Rental Agreements executed by the Applicant(s).

Guarantor's Information

Name _____ Social Security # _____

Phone: Home _____ Work _____ Other _____

Mailing Address: _____ City _____ State _____ Zip _____

Physical Address: _____ City _____ State _____ Zip _____

Employer's Name and Address _____

Signature _____ Date _____

Subscribed and Sworn before me on this ____ day of ____, 201

Notary Public Signature _____

(Notarial Seal)

GARDEN CITY PROPERTY MANAGEMENT ~ COSIGNER APPLICATION

Name: _____
(Last) (First) (Middle)

*SS# : _____

Present Address: _____

Phone # : _____

Cell Phone: _____

Name of closest living relative:

(Name) (Address) (City / State) (Phone #) (Relationship)

Have you ever filed a petition for bankruptcy? Yes No Date filed: _____ Reason: _____

Do you have any judgments against you? Yes No Explain: _____

Sources of Income: _____ Monthly Income: _____

Present Employer: _____ Phone: _____

Position: _____ Address: _____ Manager: _____

Salary Earned: _____ If hourly wage, how many hours do you work each week? _____

Date Employment started: _____ Is this a permanent position? Yes No

If this employment is temporary, how long will it continue? _____

Checking Account (Name of Bank): _____ Savings Account (Name of Bank): _____

I DECLARE THE FOREGOING TO BE TRUE UNDER THE PENALTY OF PERJURY. I hereby verify that I am old enough to legally sign and be fully responsible for the terms of a rental contract. I authorize Garden City Property Management, Inc. to check my rental history, credit history & verify my source of income. I hereby waive any right of action now or hereafter accruing against any person or entity as a consequence of the release of such confidential information. I understand and agree any false statements identified herein may result in rejection of this application and that the Landlord may terminate any agreement entered into in reliance on any misstatement made above. I understand the Garden City Property Management, Inc. reserves the right, in its sole discretion, to report to a national credit reporting agencies my failure to fulfill any of the terms of any rental agreement subsequently executed by me.

Applicant's Signature: _____

Date: _____