



1145 East Shaw Avenue
Fresno, California 93710
Phone (559) 224-4008 Fax (559) 224-4567
www.foxpm.net



GUARANTOR RENTAL APPLICATION INFORMATION

Thank you for considering becoming a co-signer/guarantor for someone applying to rent a house, condo, or apartment from Fox Property Management. We will do everything possible to expedite their request and your application.

Co-signing/Guaranteeing for someone else is both a big responsibility and a big liability. They require a co-signer either because they have little or bad credit or insufficient rental history. *They are lucky to have you offer your "credit worthiness" on their behalf.* **Please understand that as a co-signer you are fully responsible for all rent, damages, repairs, attorney and legal fees, and other costs and expenses associated with their occupancy of the property for the entire time they have possession, both for the initial lease term and any subsequent period(s). You have this responsibility even though you do not receive actual possession of the property. You have this obligation until they return possession to Fox Property Management or you receive a signed release form from us.**

To be an adequate co-signer/guarantor you must have verifiable gross income of at least 5 times the monthly rent and have a good or excellent credit report.

The following information is required to process your application as a co-signer/guarantor:

1. **Completed** Rental Application **for each person** offering to serve as a co-signer/guarantor. The word "completed" is emphasized (to include a signature) because incomplete applications will not be processed.
2. A copy of a valid, Government issued, photo ID (e.g., driver's license, etc.) for each co-signer/guarantor applicant.
3. A copy of a valid social security card for each co-signer/guarantor applicant.
4. **\$35.00 processing fee for each co-singer/guarantor applicant.** **MONEY ORDER OR CASHIER'S CHECK ONLY – No Cash or personal checks are accepted for application fees. The application fee is non-refundable.**

To speed up the application process, please provide us copies of any recent pay stubs (e.g., last 2-3) or your most current W-2 (and last 2-3 months' bank statements) if self employed. In addition to the processing fee, we require that the attached Rental Application be fully completed. Incomplete or missing information will require us to return your application.

If a completed application is provided and the income verification is obtained quickly we can usually give the applicant an answer of approval/disapproval of you as a Co-signer within 1-2 business days. If they are approved they would then be required to place a holding deposit within 24 hours to hold the unit and, generally, start paying rent and take possession of the property within 10 days. The deposit is at least \$500 for apartments and \$1,000 for most houses. **All security deposit money and the 1st month's rent (paid in advance) must be paid with a money order or cashier's check. Personal checks are not accepted for the initial payments.**



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RENTAL APPLICATION

As required by law, you are hereby notified that a positive or negative credit report reflecting information on your credit record may be submitted to a credit reporting agency or to a recognized law enforcement agent if you fail to fulfill the terms of your credit obligations. Providing false or incomplete information may be a basis to deny your application for housing and can void your lease should you be accepted as a resident, resulting in an immediate eviction

Do you have a Section 8 voucher? Yes ___ No ___, if yes, number of bedrooms: ___; maximum dollar amount: _____

Individual application required from each occupant 18 years of age or older. Tenant Guarantor

In order to process your application to live in one of our rental communities or single family homes, we need you to provide us with all the information requested below. **Incomplete or missing information will only delay the processing of your application.** PLEASE PRINT CLEARLY. All sections must be completed.

Address of house, condo or apartment applying for: _____ Date Submitted: _____

PROPOSED OCCUPANTS:

Desired move-in date: _____

FIRST NAME _____ MIDDLE INITIAL _____ LAST NAME _____ SUFFIX _____
(e.g., Jr, Sr, II, etc.)

Other Names used in the last 10 years: _____ Date of Birth: _____

SOCIAL SECURITY # _____ **Government Issued**
Photo ID(Number & Type) _____ **Issued by:** _____

HOME PHONE () _____ WORK PHONE () _____ CELL PHONE () _____

FULL NAME (OF ALL OTHER PROPOSED OCCUPANTS) and RELATIONSHIP (If minor show date of birth)

1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

I am am not a member of the Armed Forces of the United States (including the National Guard and Reserves)

RENTAL HISTORY: (A MINIMUM OF FIVE YEARS OF RENTAL HISTORY IS REQUIRED. FAMILY MEMBERS CANNOT BE USED FOR RENTAL HISTORY BUT MUST BE LISTED):

CURRENT ADDRESS: _____
NUMBER STREET APT.# CITY STATE ZIP

FROM ____ TO ____ AMT RENT/MORTGAGE PAID? _____ REASON FOR LEAVING: _____

OWNER/AGENT OR BUILDING NAME _____ PHONE # _____

PREVIOUS ADDRESS: _____
NUMBER STREET APT.# CITY STATE ZIP

FROM ____ TO ____ AMT RENT/MORTGAGE PAID? _____ REASON FOR LEAVING: _____

OWNER/AGENT OR BUILDING NAME _____ PHONE # _____

NEXT PREVIOUS ADDRESS: _____
NUMBER STREET APT.# CITY STATE ZIP

FROM ____ TO ____ AMT RENT/MORTGAGE PAID? _____ REASON FOR LEAVING: _____

OWNER/AGENT OR BUILDING NAME _____ PHONE # _____

NEXT PREVIOUS ADDRESS: _____
NUMBER STREET APT.# CITY STATE ZIP

FROM ____ TO ____ AMT RENT/MORTGAGE PAID? _____ REASON FOR LEAVING: _____

OWNER/AGENT OR BUILDING NAME _____ PHONE # _____

EMPLOYMENT/SOURCE OF INCOME:

CURRENT EMPLOYER _____ ADDRESS _____

GROSS **MONTHLY** SALARY \$ _____ POSITION _____ HOW LONG? ____ YRS ____ MOS

SUPERVISOR _____ BUSINESS PHONE () _____

CURRENT OTHER INCOME (Source) _____ AMOUNT \$ _____ FREQUENCY: _____

PREVIOUS EMPLOYER _____ ADDRESS _____

GROSS **MONTHLY** SALARY \$ _____ POSITION _____ HOW LONG ____ YRS ____ MOS

SUPERVISOR _____ BUSINESS PHONE () _____

BANKING INFORMATION:

CHECKING ACCOUNT _____
 BANK NAME BRANCH CITY PHONE ACCOUNT NO.

SAVINGS ACCOUNT _____
 BANK NAME BRANCH CITY PHONE ACCOUNT NO.

REFERENCES:

NAME STREET ADDRESS CITY/STATE/ZIP PHONE RELATIONSHIP

NAME STREET ADDRESS CITY/STATE/ZIP PHONE RELATIONSHIP

EMERGENCY _____
 NAME STREET ADDRESS CITY/STATE/ZIP PHONE RELATIONSHIP

EMERGENCY _____
 NAME STREET ADDRESS CITY/STATE/ZIP PHONE RELATIONSHIP

MISCELLANEOUS INFORMATION:

Pets _____ **Water filled furniture (includes aquariums)** _____
 Description (**Number & Type**) (*Requires separate permission*) Description (*Requires separate permission*)

Companion animals must be Certified and reported/listed on application

AUTOMOBILES/MOTORCYCLES TO BE PARKED ON PREMISES:

MAKE MODEL COLOR YR LICENSE # MAKE MODEL COLOR YR LICENSE #

Have you ever filed for bankruptcy? _____ If yes, when: _____

Have you ever been evicted or asked to move? _____ If yes, please explain. _____

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? _____

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history, and agrees to furnish additional credit references upon request. Applicant consents to allow Fox Property Management or its agent(s) to disclose tenancy information to previous or subsequent owners/managers. Fox Property Management requires a payment of \$ _____, which is to be used to screen applicant with respect to credit history and other background information.

The undersigned makes application to rent housing accommodations designated as: _____

Apt.# _____ Located at: _____

the rent for which is \$ _____ per month. **Upon approval of this application and execution of the Rental Agreement the applicant shall pay all initial sums due, including required deposits in certified funds (e.g., money order or cashiers check), before occupancy.**

SIGNATURE _____ **DATE** _____