



Smucker Team Realty Inc.
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Co-Signer Application Packet

Prospective tenants who may not be eligible to rent from Smucker Team Realty because of insufficient income may still be eligible by having another person co-sign. A co-signer does not live in the unit for which the tenant is applying, but is still fully responsible for all terms of the lease agreement.

The **minimum requirements** for a co-signer are:

- Must be a parent or close relative
- Must complete a co-signer application (Incomplete applications will not be accepted)
- Must provide a copy of a photo ID
- Must be employed and earn at least three times the amount of the monthly rent for the unit for which the prospective tenant is applying

If all of these requirements are met and the application is approved, the co-signer will sign a Co-Signer Agreement. The co-signer will then be responsible for any rent, repair costs, or damages if the tenant fails to pay. The co-signer will also be responsible for all terms of the rental agreement in the event the tenant moves before the minimum term is up, or is evicted. Notices of the violations will be provided to the co-signer at the address listed on the application.

Remember: Co-signing a rental agreement should not be done unless you are confident the prospective tenant will fulfill all terms of the rental agreement. If the tenant, for whom you co-sign falls behind in rent, causes damages, allows guests to cause damages or in any other way violates any term of the rental agreement or rules and obligations of tenancy, you can be held financially responsible. You are guaranteeing the lease terms to the landlord. Please consider this carefully before co-signing.



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CO-SIGNER APPLICATION

Co-Signer for _____ Relationship _____

Co-Signer Information

First Name _____ Middle _____ Last _____

Other Names Used in Last 10 Years _____

Marital Status (circle one): Single Married Other Phone # _____

Birthdate _____ Social Security # _____

Driver's License # _____ State _____ Expiration _____

Residential History

Present Address _____ Rent or Own? _____

City/State/Zip _____

If you currently rent, please complete the remainder of this section.

Landlords Name _____ Phone _____

Length of Tenancy: From _____ To _____

Have you ever been evicted? _____ Do you have any judgements against you? _____

Employment History

Current Employer _____ Position _____ How long _____

Address _____ Phone _____ Supervisor _____

Monthly Income _____ Full or Part Time _____

Other Sources of Income _____

Have you ever filed bankruptcy? _____

I CERTIFY that answers given are true and complete to the best of my knowledge. I hereby authorize investigation of all statements contained in this application for screening to arrive at a decision. I understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above.

Co-Signer Signature

Date