All Valley Property Management

836 6th St. Clarkston, WA. 99403

 (509)-758-9747

*“Were on the Prowl”*

 *Obligations of a Co-Signer*

Co-Signers are required when a rental applicant has had no or less than required credit history or tenancy record of their own. There are certain obligations of someone becoming a Co-Signer. It is VERY important that a Co-Signer fully understand their obligations. A Co-Signer must have excellent credit history, a stable and verifiable source of monthly income and an excellent tenancy or home ownership record. One of All Valley Property Management’s current tenant’s is NOT allowed to Co-Sign for another. *DO NOT ENTER INTO CO-SIGNING LIGHTLY*.

The prospective Co-Signer must fill out a Co-Signer Application Packet; there is a $10.00 non-refundable application processing fee required to process the Co-Signer application.

The obligations of a Co-Signer are as follows and are to be fulfilled on demand when/if the tenant fails to fulfill their lease/rental obligations:

1) Make sure that the tenant follows the agreements as they stated in their lease/rental agreement. Tenant and Co-Signer are notified of lease/rental violations.

2) If tenant does not pay rent as agreed Co-Signer is obligated to pay it on demand. If tenant issues an insufficient funds check Co-Signer is obligated to pay the amount owed plus any NSF fees/costs on demand.

3) When the tenant moves out of unit if cleaning, damage, legal costs, rent owed exceeds the Cleaning/Security/Damage Deposit and tenant fails to pay the overage on demand, the Co-Signer will be equally liable for any amount left owing: The overage is payable on demand. This includes costs for any and all necessary court costs, notice service fees, and attorney’s fees.

4) Unless otherwise specifically stipulated in writing Co-Signer is obligated at least through the term of the lease and beyond that as long as the tenants Co-signed for remain in residence.

AVPM keeps the Co-Signer informed of any potential problems as we become aware of them in order that the Co-Signer may be able to eliminate them before they get out of hand.

If you are considering co-signing for an applicant, now is the time to ask questions, we want you to fully understand what you are entering into!

Thank You!

All Valley Property Management

**All Valley Property Management CO-SIGNER APPLICATION**

***\** 836 6th Street \* Clarkston, WA 99403 \* (509) 758-9747\* Fax: (509) 751-0649\***

**Property Address Applied For: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Name(s) of Applicant(s) Co-signing for: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Birthdate: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Driver’s License #/State: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Social Security Number: \_\_\_\_\_\_\_\_-\_\_\_\_\_\_\_-\_\_\_\_\_\_\_\_ List All Other Names You have been known by, if any: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Co-signer’s Current Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Co-signer’s Current Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_How long at this address? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Own or Rent? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Co-signer’s Previous Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**How long at this address? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Own or Rent? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**EMPLOYEMENT HISTORY/INCOME INFORMATION**

**\*\*You may be asked to supply supporting documentation of income such as pay stubs, bank statements, tax returns, SSI statements etc.\*\***

**Co-signer Employed By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Supervisor: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Employer’s Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Monthly Salary: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Employer’s Phone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ How long employed? \_\_\_\_\_\_\_\_\_\_\_\_\_**

**OTHER INCOME:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_A CREDIT REPORT WILL BE RUN IN CONJUNCTION WITH THE PROCESSING OF THIS APPLICATION.**

**In compliance with the Fair Credit Reporting Act and WA State & ID State Residential Landlord/Tenant Acts we are informing you that All Valley Property Management intends to investigate the information you have set forth on this application. This may include obtaining a credit report to confirm information you have provided. AVPM may also contact landlords, employers, financial institutions, etc. You have the right to dispute the accuracy of the information provided by the tenant screening service, credit bureau or other entities. However, AVPM is forbidden by law from giving you certain information about your credit report; this information may only be obtained from the following credit bureau/screening agency: CLEARSTAR LOGISTICS 1-877-275-7099. There are costs associated with processing your application. In order for AVPM to process a CO-SIGNER application a $10.00 non-refundable application processing fee must be paid. AVPM’s processing fee costs may include obtaining a credit report, long-distance telephone calls/faxes; time spent contacting references, or postage.**

**Co-signer Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Date: \_\_\_\_\_\_\_\_**

**All Valley Property Management**

836 6th Street Clarkston, Washington 99403

Ph: (509) 758-9747 Fx: (509) 751-0649

**CO-SIGNER/GUARANTOR AGREEMENT**

Unit #: \_\_\_\_\_\_\_\_\_\_

ADDRESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT(S) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT(S) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The undersigned co-signs as unconditional guarantor for the rental agreement/lease referred to above for the tenants listed above [upon lease/rental agreement signing this document shall be attached to lease/rental agreement] and by this reference incorporated herein.

As co-signer/guarantor for the above named tenant(s), I/we hereby acknowledge that I/we am/are aware of the fact that I/we *unconditionally* guarantee payment on the rental property listed above, and that I am also bound by the terms and conditions of the rental/lease agreement, for the term of the lease agreement or for as long as the above referenced tenants are in residence there, whichever is longest.

**\*\*To reiterate: I understand that my obligation does NOT end at the end of a term lease unless tenants move out at the end of said term, rather it continues as long as tenants are occupying the property\*\***

I understand that as co-signer/guarantor I am obligated the same as if I were the tenant signing said agreement, and that if there is default in payment of rent due &/or cleaning costs, costs for damages, legal fees, service of notices, utilities, or any other costs associated with rental of said property in excess of the Cleaning Security Damage deposit, I shall, upon demand, pay the amounts in arrears to All Valley Property Management. I understand that failure to do so may result in any amounts left owing being turned over for collection with a credit bureau or collection agency.

By signing below I signify that I understand my obligations and declare under penalty of perjury under the laws of the State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, that I enter into this agreement freely and that the above is true and correct.

Dated & signed at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (city), \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(state) on\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(date)

Co-signer/Guarantor Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Printed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Co-signer/Guarantor Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Co-signer/Guarantor Telephone #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Received By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

AVPM Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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***RELEASE OF INFORMATION***

*To Whom It May Concern:*

*By my signature below, I hereby authorize any persons or agencies (e.g., banks, schools, landlords, rental agencies, credit bureaus, housing agencies, IRS, past/present employers, retirement systems/pension providers, insurance companies, utility companies, law enforcement agencies, social services & etc.) contacted to release the information that is requested by* ***ALL VALLEY PROPERTY MANAGEMENT****.*

*A copy or facsimile (FAX) transmission of this signed release is valid as the original. This consent of release of information expires after 6 months after date signed.*

*Name(s): Applicant:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

 *(please print)*

*Social Security#\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Birthdate:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*Present Address (es):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

 *\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*NOTE:\*\*All prospective tenants/applicants and prospective co-signers age 18 years and older must sign the release of information form in order that their application can be promptly and thoroughly processed. Information obtained will be used solely for the process of processing applicant’s rental/lease application and will remain confidential\*\**

*Thank you for your cooperation!*

*All Valley Property Management*