

**GUARANTY OF LEASE
CO-SIGNER**

Office - (979)-693-4900 Fax – (979)-693-4040

EMAIL- aggielandapartments@yahoo.com

Our Privacy Policy Is Available To You upon Request

CREDIT REPORTS WILL BE RUN ON CO-SIGNER. THE CO-SIGNER IS EQUALLY RESPONSIBLE FOR THE TERM OF THE CONTRACT. IN CASES OF MULTIPLE TENANCIES, THE CO-SIGNER IS RESPONSIBLE FOR THE TOTAL RENT.

DATE: _____ **ADDRESS:** _____

PLEASE TELL US ABOUT YOURSELF

Co-Signer (Full Name): _____ Relationship _____
Present Address: _____ City _____ State _____ Zip _____
Driver's License #: _____ State: _____ Date of Birth: ____/____/____ SSN#: ____-____-____
Home Phone: (____)-____-_____
Spouse's Name: _____ Relationship _____
Driver's License#: _____ State: _____ Date of Birth: ____/____/____ SSN#: ____-____-____
Email: _____

(APPLICANT) PLEASE GIVE YOUR EMPLOYMENT INFORMATION

Co-Signer Employer's Name _____
Address: _____ City _____ State _____ Zip _____
Work Phone: (____)-____-_____
How Long: _____ Position: _____ Monthly Gross Income: \$ _____

(SPOUSE) PLEASE GIVE YOUR EMPLOYMENT INFORMATION

Spouse Employer's Name _____
Address: _____ City _____ State _____ Zip _____
Work Phone: (____)-____-_____
How Long: _____ Position: _____ Monthly Gross Income: \$ _____

I, (as the above applicant of) _____ (tenants name)
hereby guarantee to said landlord the performance of all duties and obligations of the tenant, prompt and unconditional payment of each and every obligation, and accept full responsibility for the attached lease agreement, including but not limited to damages, expenses, court costs and attorneys fees incurred under the terms of the lease for the property known as:
Address of unit _____

Guarantor also consents that the obligations of the tenant hereby guaranteed may be renewed, modified, extended or released by the landlord. Said Guarantee shall be absolute, unconditional and shall continue until all obligations and payments are fully satisfied. Guarantor further warrants and represents that the information given is true and correct, and that by signing this document agrees and accepts full liability for the tenants lease agreement and all of its provisions. By signing this lease Guaranty, the undersigned hereby guarantees all obligations of resident under the above Lease Contract. This Lease Guaranty shall continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals of the lease Contract which may be agreed to from time to time between resident and management. Delay or failure by management to exercise rights, pursue remedies under the lease against the resident apply to Guarantor as well. All residents and Guarantors are jointly and severally liable. This Guaranty is part of the Lease Contract and shall be performed in Brazos County where the dwelling unit is located.

Printed Name

Printed Name

Signature (guarantor) Co-Signer

Signature (guarantor) Spouse

Agent name:

AGGIELAND PROPERTY MANAGEMENT

Qualification Standards

The following criteria must be met in order for a rental application to be approved.

Income/Employment: The applicant's gross monthly income must be a minimum of three (3) times the monthly rental amount. If more than one lease holder, the sum of all persons gross incomes will be taken into consideration. Any non-work or inconsistent income must be verified in writing. For any applicant stating self-employment, verification of one year's income must be provided. Applicants must show at least six (6) months stable employment history, with income meeting designated requirements. Those applicants claiming student status must provide proof of status with a guarantor is required.

Rental History: Applicants must have a minimum of twelve (12) months positive rental/mortgage history. Positive shall mean prompt payments, proper notice, sufficient funds, etc.

Credit Check: No negative credit history for the previous 12 months. At least 50% of all account must be in good standing. There shall also be no money owed to apartments, property management companies or mortgage companies.

Criminal Criteria: Felony convictions or deferred adjudication records for violent crimes or crimes against another person will not be accepted. Non-violent felony convictions or deferred adjudication records in the past ten (10) years will not be accepted. Misdemeanors for any crime against another person or any crime involving firearms, drugs, prostitution, arson, burglary in the past four (4) years will not be accepted. Non-violent misdemeanors not involving a crime against another person in the past four (4) years may be approved at the discretion of the property manager. These criteria apply to all occupants and lease holders.

Signature of Applicant

Date

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Date

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Date

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Date