



# GUARANTOR APPLICATION

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

GUARANTOR FOR: \_\_\_\_\_

LAST NAME	FIRST NAME	MIDDLE NAME	SOCIAL SECURITY NUMBER
DATE OF BIRTH	DRIVER'S LICENSE NUMBER	STATE	HOME PHONE NUMBER

PRESENT ADDRESS (1)		CITY	STATE	ZIP CODE
DATE IN	DATE OUT	DO YOU OWN THE PROPERTY?	MORTGAGE/RENT AMOUNT	
IF RENTING, OWNER/MGR NAME		OWNER/MGR PHONE NUMBER	IS OWNER/MGR. A RELATIVE?	
PREVIOUS ADDRESS (2)		CITY	STATE	ZIP CODE
DATE IN	DATE OUT	DO YOU OWN THE PROPERTY?	MORTGAGE/RENT AMOUNT	
IF RENTING, OWNER/MGR NAME		OWNER/MGR PHONE NUMBER	WAS OWNER/MGR A RELATIVE?	

<b>INCOME AND EMPLOYMENT INFORMATION</b>  If self employed please provide 2 years tax returns, 1099's, or financial statements  plus minimum past 2 months personal bank statements	PRESENT OCCUPATION		EMPLOYER NAME
	HOW LONG WITH THIS EMPLOYER?	MONTHLY INCOME	EMPLOYER ADDRESS
	NAME OF SUPERVISOR		EMPLOYER PHONE NUMBER
	PREVIOUS OCCUPATION		EMPLOYER NAME
	HOW LONG WITH THIS EMPLOYER?	MONTHLY INCOME	EMPLOYER ADDRESS
	NAME OF SUPERVISOR		EMPLOYER PHONE NUMBER
	OTHER INCOME FROM		
	HOW LONG WILL INCOME BE PAID?	MONTHLY INCOME	ADDRESS
	PARTY TO CONTACT TO VERIFY?		PHONE NUMBER

At Wiser Realty we act as agent for our clients. Our properties are not available on a first-come, first-served basis, as tenant selection is subject to owner's approval.

TOTAL GROSS MONTHLY INCOME: \$ \_\_\_\_\_

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Have you ever been evicted?	No _____	Yes _____
Have you ever received a "3-day notice to pay rent or quit"?	No _____	Yes _____
Have you ever been asked to move, or been given a 30-day notice to move?	No _____	Yes _____
Have you ever had an account placed "in collection"?	No _____	Yes _____
Have you ever filed for bankruptcy?	No _____	Yes _____

<b>YOUR BANK</b>		<b>ADDRESS</b>		<b>ACCOUNT NUMBER</b>	
				CHECKING:	
				SAVINGS:	
<b>NAME OF CREDITOR</b>		<b>ADDRESS</b>		<b>PHONE</b>	<b>MONTHLY PAYMENT AMT</b>
<b>IN CASE OF EMERGENCY NOTIFY</b>		<b>ADDRESS</b>			<b>PHONE</b>
1)					
2)					

## RENTAL POLICY

1. Wiser will not discriminate against any person based on race, color, religion, sex, national origin, familial status, or disability.
2. All occupants 18 years or older will be required to complete an application.
3. A \$35.00 non-refundable application fee is required per application. (Cash exact change or money-order only)
4. All applicant(s) gross monthly income will be considered jointly and must be equal or greater than 2.5 times the rent amount.  
**All income must be verifiable.** Applicant must be currently employed & provide written evidence of regular income for past 2 yrs.  
A copy of a current pay stub is required, as well as a copy of most recent W2.
5. Self employed applicants must provide the most recent 2 year's personal income tax return and the minimum 3 months personal bank statements as evidence of sufficient income.
6. Residency history requires a minimum of (2) years with no derogatory references including no evictions.  
Relative references will be accepted with payment verification by banking institution only.
7. The first months rent and deposits must be paid by money order or cashier check only. (No cash or personal checks.)
8. Credit report to show payments as promised; Lack of credit or poor credit may result in denial.
9. A move-in inspection must be completed and returned prior to signing rental contracts.
10. Acceptance of this application by Wiser Realty does not imply approval thereof.
11. Guarantor must reside within 60-mile radius of Lompoc.
12. Occupancy guideline is two-per-bedroom. If size of living area is extremely small guidelines may be less.  
If size of living area is large guideline may be greater by one and an additional \$25 rent will be charged per month.
13. If applicant does not speak or read English, please provide an interpreter who is at least 18 years of age or older.
14. A copy of applicants identification card or drivers license is required when applying.

I declare all information given in this application is true and correct. I authorize your credit reporting agency and all staff to a) investigate my character, general reputation, credit and financial responsibility and the statements made with this application, b) to inquire of and check with persons and references named therein to provide any requested information concerning me and hereby waive all right of action for any consequences resulting from such information, and c) authorize such creditor consumer reporting agency or bureau to make a consumer credit report in connection therewith. This application is the property of Wiser Property Management and Sales, A CA Corporation, and will not be returned under any circumstances. It is permissible that a photocopy of this authorization be accepted with the same authority as the original.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_ **ALT PHONE:** \_\_\_\_\_