



# GUARANTOR APPLICATION

PAGE 1 OF 2

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
ARE YOU THE OWNER?	OWNER SINCE DATE		

<p><b>INCOME AND EMPLOYMENT INFORMATION</b></p> <p>If self employed please provide 2 years tax returns, 1099's, or financial statements plus past 2 months personal bank statements</p>	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 MONTHLY INCOME: \$ \_\_\_\_\_

(PLEASE COMPLETE PAGE 2)

# GUARANTOR APPLICATION

PAGE 2 OF 2

Have you ever had an account placed "in collection"?  
 Have you ever filed for bankruptcy?

No \_\_\_\_\_ Yes \_\_\_\_\_  
 No \_\_\_\_\_ Yes \_\_\_\_\_

YOUR BANK	ADDRESS	ACCOUNT NUMBER	
		CHECKING:	
		SAVINGS:	
NAME OF CREDITOR	ADDRESS	PHONE	MONTHLY PAYMENT AMT
IN CASE OF EMERGENCY NOTIFY	ADDRESS	PHONE	
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 \$25.00 non-refundable application fee is required per application. (Cash only please.)
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 requested.
5. Self employed applicants must provide the previous year's personal income tax return and the previous 2 months personal bank statements as evidence of sufficient income.
6. Residency history requires a minimum of (1) year 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 a Maximum Deposit and/or Guarantor.
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. Rental contract available for applicant review upon request.
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.

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

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