

Market South Management

1901 Bull Street
Savannah, GA 31401
(912) 238-0875 Fax (912) 201-0116
info@msmsavannah.com



APPLICATION FOR GUARANTOR (All sections must be completed)

Application date ____/____/20____ Desired residence _____ Unit # _____
Monthly rental rate \$ _____ Desired move-in date ____/____/20____ Full name(s) of all prospective tenant(s) _____

Do any of the Prospective Tenants smoke? _____ **Smoking is not permitted in any units.** Do any of the prospective tenants have pets? _____
If, yes, please read paragraph 27 on page 10 of the lease agreement.

PERSONAL INFORMATION

Full Name _____ Date of Birth ____/____/____
First Middle Last Suffix

Social Security Number _____ - _____ - _____ Drivers License Number _____ State _____

2 Phone Numbers _____ E-mail address _____

CURRENT ADDRESS: Street _____ Unit # _____ City/ST/Zip _____

Month/Year moved in ____/____

PREVIOUS ADDRESS: Street _____ Unit # _____ City/ST/Zip _____

Month/Year moved in ____/____; out ____/____

EMPLOYMENT INFORMATION

Employer _____ Address _____

City/ST/Zip _____ Phone # _____ Supervisor _____

Date Employed ____/____/____ Position _____ Salary \$ _____ per _____

If there are other sources of income you would like for us to consider, please list the income, source of income, and a contact person for verification. You do not have to reveal alimony, child support or spouse's income unless you want us to consider it in this application. Amount \$ _____ per _____ Source _____

BANK REFERENCES

Bank Name/Branch	Contact	Phone	Type of Acct.	Acct. Number

The statements and information in this guarantor application are true and I certify that the information given is correct and complete. I understand that false, incomplete, inaccurate or misleading information is grounds for denial of the tenant's application or termination of their ensuing lease agreement.

I hereby authorize Market South Management to investigate the information supplied by me and to conduct any and all inquiries it deems necessary to verify and evaluate this application. I specifically authorize and request all present and former employers, mortgage holders, landlords, rental agents, credit grantors, banks, credit reporting agencies, and criminal reporting agencies to release any information requested in connection with the evaluation of this application. I also authorize Market South Management to share the information on this application and related verification data to anyone Market South Management feels is part of the qualifying process, including the Owner of the property.

Signature of Guarantor _____

Date

Market South Management

1901 Bull Street
Savannah, GA 31401
(912) 238-0875 Fax (912) 201-0116
info@msmsavannah.com

Guarantor Agreement

Date: _____

This addendum is incorporated and made a part of the lease agreement dated _____ by and between **Market South Management** and _____, (Tenant(s)) for the property located at _____.

In consideration of the Landlord's Agreement to rent the Premises to the Tenants, the co-signer understands and agrees to the following terms.

1. You are being asked to guaranty the payments of a renter. The property currently rents for \$_____ per month. Please be aware you will be responsible for all tenant charges. If the tenant does not pay any appropriate charges, you will be billed. This could include: current or past due rent, collection costs, non-sufficient funds charges, court costs, late fees, or cleaning and repairs.
2. Market South Management can collect these debts from you without first trying to collect directly from the renter. Our company can use the same collection methods with you that can be used with the renter. If the renter is ever in default of any tenant obligation, you are responsible.
3. As co-signer, you agree to unconditionally, absolutely and continually guaranty the performance by tenant of all obligations under the Lease Agreement, including but not limited to, timely payment of the rent and all other financial obligations due Owner. The liability of co-signer is direct and unconditional and may be enforced without requiring Owner first to exercise, enforce or exhaust any right or remedy against Tenant. Co-signer waives presentment, demand, protest and notice of acceptance, notice of demand, notice of protest, notice of dishonor, notice of default, notice of nonpayment, and all other notices to which co-signer might otherwise be entitled.
4. Co-signer recognizes that Owner has agreed to rent to Tenant only because of this guaranty and that the continued validity of this guaranty is a material term of the Lease Agreement. In the event co-signer terminates this guaranty, or this guaranty is no longer enforceable for any reason, Owner may terminate the Lease Agreement of the Tenant.
5. Co-signer agrees that any suit or action brought on this Lease Agreement may be brought in any state or federal court sitting in the county in which the property is located. Co-signer agrees to pay all costs and attorney's fees incurred by Owner in enforcing the Lease Agreement.
6. Please be sure you understand and want to accept this responsibility and that you are able to assume the financial obligation should that become necessary.

Guarantor Date

Tenant Date

Guarantor – Print name

Tenant Date

Market South Management

Date



**Savannah Crime Free Housing Program
CRIMINAL HISTORY CHECKLIST**



Have you or ANYONE (regardless of age), who will be residing with you:

1. Ever been arrested, cited, prosecuted, plead guilty to, or been convicted of a crime?
[] Yes [] No
2. Ever been placed on probation or parole?
[] Yes [] No
3. Ever plead guilty to, or been convicted of ANY type of sexual misconduct?
[] Yes [] No
4. Ever been court ordered to register with the Sexual Predator Registry, or been effected by the Megan law?
[] Yes [] No
5. Ever been, or currently are a member of a gang, or have any gang affiliations?
[] Yes [] No
6. Currently have a warrant for your / their arrest?
[] Yes [] No
7. Ever been evicted or had a forcible detainer filed against you?
[] Yes [] No
8. Ever moved to avoid eviction or because of problems with other tenants or a landlord?
[] Yes [] No

Explain ALL "Yes" answers in detail

All information furnished on this page is, to the best of my knowledge, complete and accurate. Discovery of false, misleading, or omitted information gained by lawful means constitutes grounds for rejection of this application. You or any agent(s) of your choosing, may verify any and all information from whatever source you choose. I authorize all persons / or firms named and unnamed in this application to freely provide any and all requested information concerning me, or anyone in my charge, who will be residing with me. I hereby waive my rights of action for any consequences resulting from such information and / or the providing thereof.

Applicant #1 _____ Date: _____

Applicant #2 _____ Date: _____