



DATE \_\_\_\_\_

LISTING \_\_\_\_\_

OWNER/MANAGEMENT \_\_\_\_\_

AGENT/BROKER \_\_\_\_\_

CONTACT \_\_\_\_\_

NO.1

**GUARANTOR APPLICATION FORM**NAME \_\_\_\_\_ SOCIAL SECURITY No. \_\_\_\_\_  
FIRST MIDDLE LAST

DATE OF BIRTH \_\_\_\_\_ HOME PHONE No. \_\_\_\_\_ CELL PHONE No. \_\_\_\_\_

WORK PHONE No. \_\_\_\_\_ FAX No. \_\_\_\_\_ E-MAIL \_\_\_\_\_

DRIVERS LICENSE No. \_\_\_\_\_ STATE \_\_\_\_\_ MARITAL STATUS \_\_\_\_\_

**\* All Co Guarantors are required to complete a separate guarantor application****GUARANTOR RESIDENCY**

PRESENT STATUS \_\_\_\_\_ RENT \_\_\_\_\_ CO-OP/CONDO \_\_\_\_\_ HOMEOWNER \_\_\_\_\_ OTHER \_\_\_\_\_

PRESENT ADDRESS \_\_\_\_\_  
STREET APT No. CITY STATE ZIP

HOW LONG AT THIS ADDRESS \_\_\_\_\_ MONTHLY RENT \_\_\_\_\_

PRESENT LANDLORD \_\_\_\_\_ PHONE No. \_\_\_\_\_

**GUARANTOR EMPLOYMENT & INCOME**

ARE YOU CURRENTLY EMPLOYED? YES \_\_\_\_\_ NO \_\_\_\_\_ PRESENT EMPLOYER \_\_\_\_\_

EMPLOYER PHONE No. \_\_\_\_\_ HOW LONG EMPLOYED \_\_\_\_\_

COMPANY ADDRESS \_\_\_\_\_  
STREET APT No. CITY STATE ZIP

POSITION \_\_\_\_\_ MONTHLY INCOME \_\_\_\_\_ OTHER INCOME \_\_\_\_\_

SOURCE OF OTHER INCOME \_\_\_\_\_ TOTAL ANNUAL INCOME \_\_\_\_\_

PREVIOUS EMPLOYER \_\_\_\_\_ EMPLOYER PHONE No. \_\_\_\_\_

**\* If less than 2 years at current position**

I warrant that all statements in this guarantor application document are true. I recognize that as part of the procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through a credit reporting agency, whereby I grant Coda Real Estate NYC authority to request a personal credit report on myself. I give consent to Coda Real Estate NYC to verify my past and present employment earnings, bank accounts, stock holdings, and/or any other bank assets that are needed to process this application.

In addition I understand that all application and credit processing fees are non-refundable.

SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_



LISTING \_\_\_\_\_  
AGENT/BROKER \_\_\_\_\_  
CONTACT \_\_\_\_\_  
APPLICATION IN \_\_\_\_\_  
MOVE IN \_\_\_\_\_

NO.2

GUARANTOR RIDER TO LEASE FOR APARTMENT

TENANT'S NAME: \_\_\_\_\_

LANDLORD: \_\_\_\_\_

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

I, \_\_\_\_\_ hereinafter the "Guarantors(s)"), hereby agree(s) unconditionally and irrevocably that they individually, jointly, and severally do personally guaranty the payment of rent on the demised premises for so long a period as the tenant shall remain in the space. The Guarantor(s) agrees with the Landlord that in the event of a default in the payment or performance of any of the obligations of this rider or of the agreement of lease, then the Guarantor(s), upon receipt of demand by Landlord, shall pay such rent or additional rent and any arrears demanded by the Landlord, and shall remain personally liable for all sums due during the period in which the tenant shall remain in possession. The Guarantor(s) will be personally liable for any expenses incurred by the Landlord for the payment of any and all work required to restore the premises to its original condition on the date in which the tenant took possession and moved into the premises, said condition to be determined solely by the Landlord.

The undersigned Guarantor(s) guarantees to the Landlord or to the Landlord's successors and assigns the full performance and observance of all the agreements to be performed and observed by the tenant in the attached lease, including the "Rules and Regulations" as therein provided, any and all obligations imposed upon the tenant by contract or by law, in any way arising out of the aforesaid lease, the Landlord-Tenant relationship and the tenant's use on occupancy of the subject apartment, without requiring any notice to either Guarantor(s) of non-payment, or nonperformance, or proof, or notice of demand to hold the undersigned responsible, under the guaranty, all of which the undersigned hereby expressly waives and expressly agrees that the legality of this agreement and the agreements of the Guarantor(s) under this agreement shall not be ended, or changed by reason of the claims to owner against tenant of any of the rights or remedies given to the owner as agreed in the attached lease. The Guarantor(s) further agrees that this guaranty shall remain in full force and effect as to any reissuance of a new lease, renewal, change, or extension of the lease, or holdover. As a further inducement to the Landlord to make the lease, Landlord and Guarantor(s) agree that in any action or proceeding brought by either Landlord or Guarantor(s) against the other on any matters concerning the lease or of this guaranty that Landlord and the undersigned Guarantor(s) shall and do waive trial by jury.

Service of the demand for rent and/or the unfulfilled obligations of the tenant in the demised property, and any other notices and/or service of process, shall be made upon the Guarantor(s) care of the tenant (C/O), and on the tenant solely at the demised premises.

The Guarantor(s) acknowledges that the subject matter of this contract has a material and substantial nexus with Kings County such that "Long-Arm" Jurisdiction shall be appropriate. The Guarantor(s) consents to jurisdiction under the laws of the State of New York and that Kings County is the venue proper and further agrees to accept service of any documents at the address of the tenant.

No failure on the part of the Landlord to exercise the right or power under this agreement shall constitute a waiver of or otherwise affect any such right, power or privilege of the landlord, nor shall any single or partial exercise thereof.

DATED: \_\_\_\_\_ X \_\_\_\_\_, TENANT/GUARANTOR

ADD: \_\_\_\_\_

SS# \_\_\_\_\_

ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BEFORE ME PERSONALLY CAME \_\_\_\_\_ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED SAME.

X \_\_\_\_\_  
NOTARY PUBLIC