



# Lease Application Guarantor

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## For Section 42 (LIHTC)

An application fee of \$30.00 per applicant/guarantor will be collected at time of application and is non-refundable.

**In order to qualify for approval, each APPLICANT and/or each GUARANTOR must:**

Be 18 years or older to sign a rental agreement. Owner/Management will not discriminate against any applicant by reason of their color, status, physical handicap, or any discrimination prohibited by law.

**Rent Guarantee** may be required if income or job history requirements are not met. A **Guarantor** must have signature **Notarized OR Witnessed** by an LFR Ohio Properties' employee. Guarantor must meet same requirements as prospective residents. Guarantor agreements are for duration of residency and can only be canceled with written approval from the owner or overall property manager. They will have to submit a Guarantor Application to have their credit and background checked.

**Submit a completed application** package, including this signed Rental Application, and if required, a Rent Guarantee. We will not process applications until all information is provided.

**Expectations of Continuing Residents:**

- A.** Have a payment history with all charges paid in full and no more than three late payments. We may reconsider this item on proof of hardship with the provision that a guarantor agrees to pay us directly.
- B.** Have no written record of violating community policies or default of lease terms. We will reconsider rejected lease applications on written request except those apartments with damage exceeding reasonable wear and tear, apartments with pets, or apartments which violated Federal, State, County or City statutes or laws.
- C.** Not have a revocation of a Guarantor

**Family Composition:** Please include all members of your household, whether or not those members are related. Include all members who you anticipate will live with you at least 50% of the time during the next 12 months. (A full time student is anyone who is enrolled for at least five calendar months for the number of hours or courses which are considered full time attendance by that institution. Five calendar months need not be consecutive. By definition, all residents of elementary or high school are not considered full time students.

**Pets:** We welcome the following pets with an additional application and deposit required: birds, fish, cats, and dogs under 30 lbs. No more than 2 pets per rental unit. Dogs must be on a leash in all common areas and owners are responsible for cleaning up after their pet.



# Guarantor Lease Application

<b>Primary Applicant</b> <span style="float: right;"><input type="checkbox"/> Disabled</span>				
First Name	Last Name	Middle Initial	Social Security #	Marital Status
<b>Spouse/Co-Applicant</b> <span style="float: right;"><input type="checkbox"/> Disabled</span>				
First Name	Last Name	Middle Initial	Social Security #	Marital Status

<b>Guarantor Applicant</b>				
First Name	Last Name	Middle Initial	Social Security #	Marital Status
Date of Birth	Driver's License Number <span style="color: red;">(Take Photo Copy of ID)</span>		State	Expiration Date
Phone Number <input type="checkbox"/> Home <input type="checkbox"/> Cell	Phone Number <input type="checkbox"/> Cell <input type="checkbox"/> Work	E-mail		
Race and Ethnicity	<input type="checkbox"/> White/Caucasian <input type="checkbox"/> Black/African American <input type="checkbox"/> Asian <input type="checkbox"/> Native American <input type="checkbox"/> Other			

<b>Property Location/Building</b>	<b>Date of Application</b>	

<b>Rental History for the last 3 years</b>						
Current Address		City		State	Zip	
Landlord's Name		Phone Number		E-mail		
How Long at Address?	Move in Date	Rent	Payment Period	Reason For Leaving	Is Your Rent Current?	
Yrs.    Mos.	/				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous Address (if less than 1 year)		City		State	Zip	
Landlord's Name		Phone Number		E-Mail		
How Long at Address?	Move in Date	Rent	Payment Period	Reason For Leaving	Was Your Rent Current?	
Yrs.    Mos.	/				<input type="checkbox"/> Yes <input type="checkbox"/> No	



# Guarantor Lease Application

Guarantor Employment History				
Current Employer		Position	Supervisor's Name	
Address		City	State	Zip
Supervisor's Phone Number	Supervisor's E-Mail		Employment Dates	Gross Monthly Salary
		to		
Previous Employer (if less than 1 year)		Position	Supervisor's Name	
Address		City	State	Zip
		to		
Supervisor's Phone Number	Supervisor's E-Mail		Employment Dates	Gross Monthly Salary
		to		

Credit History <i>(Please provide last 6 months of bank statements)</i>				
Bank Name	Savings Account #	Balance	Checking Account #	Balance
Bank Name	Savings Account #	Balance	Checking Account #	Balance

Household Income Information -- *PLEASE WRITE ZERO IF NO INCOME RECEIVED FOR EACH			
Wages/Salary	Child Support	Alimony	Social Security
SSI	Public Assistance	VA Benefits, Pension, Retirement or Annuities	Pension and/or Retirement funds
Unemployment Benefits	Income from Insurance Policies	Disability, Death Benefits, and /or Life Insurance Dividends	Worker's Compensation
Severance Pay	Net Income From a Business (including rental property, land or other real estate)	Interest, Dividends & other income from Net Family Assets	Regular Contributions and/or Gifts from Persons not residing in unit
Lottery Winnings or Inheritances (paid as an annuity)	Annuities	Education Grants, Scholarships, and Other Student Benefits	Self-Employment Wages

Other Income Information -- *PLEASE WRITE ZERO IF NO INCOME RECEIVED FOR EACH			
Certificates of Deposit	Money Market Accounts	Christmas Club	Safety Deposit Box
Money Held in Trust	Stocks, Bonds or Securities	Treasury Bills	Retirement Fund
Pension	Cash on Hand:	Whole of Universal Life Insurance	Other:



# Guarantor Lease Application

Please answer all of the following questions	Yes	No
Have you ever filed for <b>bankruptcy</b> ? If yes: Date Filed _____ Date Granted _____ Date Discharged _____		
Have you ever been <b>evicted</b> or had <b>judgment issued</b> against him/her? If yes, when _____ Why _____		
Are there any <b>outstanding judgments</b> against you?		
Have you had <b>property foreclosed</b> upon or give title or deed in lieu?		
you have pending criminal charges or ever been convicted or, plead guilty, or no contest to, any <b>criminal offense(s) or Felony</b> other than traffic infractions that were disposed of other than by acquittal or a finding of not guilty?		
Are you a party to a <b>lawsuit</b> ?		
Are you obligated to pay <b>alimony, child support, or separate maintenance</b> ?		
Are you willing and able to make the rent payments for the Applicant(s), should they not pay their rent in full or a portion of their rent?		
Do you have car payment?		
Do you have any other financial obligations that may impact your ability to guarantee Applicant(s) rent?		
Are you currently a Guarantor for anyone else?		

<b>Agreement and Authorization</b>	
<p>Applicant(s) understands that the above statements are true and accurate to the best of our knowledge and belief, is being collected to determine eligibility for residency. Applicant(s) are aware that false statements are punishable under Federal Law. Applicant(s) authorize the owner/manager to verify the information provided on this application and my/our signatures is my/our consent to obtain such verification. Applicant(s) certify that all assets currently being held or previously disposed of have been revealed and I/we have no other assets than those listed on this form (other than personal property).</p> <p>Applicant(s) authorize to conduct a credit check and applicant knows that this is a rental application and not a lease agreement.</p> <p>Application fee is NON-REFUNDABLE. Cancellation will result in the forfeit of the deposit. If the application is approved, the partial deposit will be applied to the total security deposit required. Providing false or inaccurate information on the application will result in forfeiture of <u>ALL</u> monies paid and rejection of this application</p>	
Guranator'sq Signature	Date



# Guarantor Lease Application

If the guarantor does not meet application criteria, the applicant(s) will not be able to move into the current unit or any other unit requested.

If applicant(s) is/are accepted, I am willing and able to pay their rent in full or a portion of their rent as agreed in the lease agreement. Failure to pay their rent or portion of rent will result in legal action against the applicant(s) and any and all outstanding balance will be sent to collection for all lessors and guarantors.

State of Ohio

I CERTIFY that on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, an officer duly authorized in Ohio to take acknowledgments, personally appeared \_\_\_\_\_ . He/She is personally known to me or has produced

\_\_\_\_\_ as identification and did take an oath.

\_\_\_\_\_  
*[Notary Public]*

\_\_\_\_\_  
*Printed Name of Notary]*

My Commission Expires: \_\_\_\_\_