

GUARANTOR APPLICATION COVER PAGE

Each Guarantor must make 70 times the monthly rent in salary, excluding commissions, bonus, and investment gains. Guarantors must reside in New York, New Jersey, or Connecticut.

Please review and provide all information in the checklist below so we can process your application:

- Complete Guarantor's application, signed and notarized. All Guarantors are placed on the lease as tenants in the apartment.
- \$100 credit check fee per person made payable to **Copperwood Real Estate**. This fee is non-refundable.
- Copy of government-issued photo ID
- Copy of Social Security card
- Copy of your most recent checking and savings bank statements
- Letter or offer letter from your current employer stating salary, position, and employment start date
- If self-employed, a notarized letter from your accountant on accountant's letterhead stating your yearly earnings for the last two years, and estimating your yearly earnings for the current year. You may also provide additional proof of yearly earnings.
- Copy of your tax returns for the last two years, including the first page and signature page
- Copies of your two most recent pay stubs
- Letter from the owner of your current apartment and your two most recent rent statements; canceled rent checks (front and back); or copy of your most recent mortgage statement

GUARANTOR APPLICATION FOR APARTMENT RENTAL

Date _____

Building Address _____ Apt _____ Monthly Rent _____

Term of Lease _____ From _____ To _____ Security _____

Applicant's Name _____ Date of Birth _____

Relationship to Applicant _____

Guarantor's Name _____ Date of Birth _____

SSN _____ State _____ Driver's Licence No _____

Email _____ Cell _____

Current Address _____ City _____ State _____ Zip _____

Length of Tenancy _____ From _____ To _____ Monthly Rent/Mortgage _____

Current Employer _____ Address _____

Telephone _____ Supervisor _____

Dates of Employment From _____ To _____ Position/Title _____

Salary _____ Additional Income _____ Source _____

Previous Employer _____ Address _____

Dates of Employment From _____ To _____ Supervisor _____

Salary _____ Telephone _____ Position/Title _____

Bank Name _____ Bank Name _____

Address _____ Address _____

Bank Telephone _____ Bank Telephone _____

Last 4 Digits of Account _____ Last 4 Digits of Account _____

Other Occupants – Name	Date of Birth	Relationship	Income
_____	_____	_____	_____
_____	_____	_____	_____

Do you or any proposed occupants have pets that will reside in the apartment? Yes: No:
One additional month's security deposit is required.

I hereby authorize Copperwood Real Estate to contact reporting agencies, credit bureaus, or other investigative agencies to check the information listed herein, or other data that I have provided pertaining to my employment history, prior tenancies, credit, and general character.

NOTICE UNDER NYCAC §20-808

The application information provided by you may be used to obtain a tenant screening report. The name and address of the consumer reporting agency that will be used to obtain such a report is

Core Logic Safe Rent
Attn: Consumer Relations
7300 Westmore Road
Rockville, MD 20850-5223
Telephone (888)333-2413

Pursuant to Federal, state, and local law:

1. If we take adverse action against you on the basis of information contained in a tenant screening report, we must notify you that such action was taken and supply you with the name and address of the consumer reporting agency that provided the tenant screening report on the basis of which such action was taken;
2. If any adverse action is taken against you based on information contained in a tenant screening report, you have the right to inspect and receive a free copy of that report by contacting the consumer reporting agency;
3. Every tenant or prospective tenant is entitled to one free tenant screening report from each national consumer reporting agency annually, in addition to a credit report that should be obtained from www.annualcreditreport.com; and
4. Every tenant or prospective tenant may dispute inaccurate or incorrect information contained in a tenant screening report directly with the consumer reporting agency.

The above statements provided by me are true and correct.

Signature _____ Date _____

317 EAST 84 STREET | NEW YORK, NY 10028
INFO@COPPERWOODNYC.COM



TEL (212) 390-1800 | FAX (212) 390-1860
WWW.COPPERWOODNYC.COM

GUARANTOR EMERGENCY CONTACT INFORMATION

Guarantor Name _____

Tenant Building Address _____ Apt _____

Guarantor Address _____

Apt _____ City _____ State _____ Zip _____

Telephone (Day) _____ Telephone (Evening) _____

Cell _____ Email _____

Business Address _____

Business Telephone _____

GUARANTY

Date _____

Tenant Building Address _____ Apt _____

Guarantor _____ Tenant No. 1 _____

Tenant No. 2 _____

Tenant No. 3 _____

Guarantor's SSN _____ Guarantor's Date of Birth _____

Owner: Copperwood Real Estate, 317 East 84th Street, New York, NY 10028

Preamble: I, the undersigned Guarantor, hereby execute and deliver this Guaranty to induce you, Owner, to enter into a written lease agreement (the "Lease") with Tenant for Tenant's rental of the Apartment. I understand that you would not otherwise enter into the Lease, but for this Guaranty. For the foregoing reasons, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I hereby agree as follows:

- Guaranty:** I guarantee the strict performance of and observance by Tenant(s) of all the agreements, provisions, and rules in the Lease between Owner and Tenant(s) for the rental of the Apartment to Tenant(s). I further agree to waive all notices when Tenant(s) is not paying rent or not observing and complying with all of the provisions of the Lease. I further agree to be equally liable with Tenant(s) so that Owner may sue me directly without first suing Tenant(s).
- Term and Scope of Guaranty:** This Guaranty shall remain in full force and effect even if the Lease is renewed, changed, or extended in any way. This Guaranty continues to extend to each renewal of the Lease and will remain in full force for the entire duration of the tenancy. You may resort and rely on the terms of this Guaranty on as many occasions as you may deem fit.
- Designation of Agent:** I agree that should you commence any legal action or proceeding against me, the following person (my "Agent"), who resides in the City and State of New York, shall be my designated Agent for purposes of service of legal process or papers:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

An Agent must be designated by Guarantor if Guarantor resides outside of the State of New York, or if Guarantor resides a substantial distance away from the City of New York, even if within New York State. In such event, the Agent must be a natural person who resides in the City and State of New York

I acknowledge that by designating the foregoing person as my Agent, you shall not be required to serve me with said legal process or papers provided that you serve my Agent. If my Agent is also a Tenant under the Lease, I acknowledge that in the event of any litigation, my interest and his/her interest may be adverse to each other.

In connection with the foregoing, I reserve the right, on written notice to you sent by certified mail to your managing agent at its then present address, to designate not more than one new successor Agent per calendar year, on the condition that any Agent chosen by me shall then reside in New York City.

4. **Jurisdiction/Choice of Forum/Jury Trial:** I agree that any dispute related to or arising out of either this Guaranty or the Lease shall be governed by New York State Law. I further agree that any dispute in connection with this matter shall be resolved in a court with appropriate jurisdiction sitting in the City of New York, in the County where the Apartment is located. I agree to waive trial by jury in any action, proceeding, or counterclaim against the other on any matters concerning the Lease or the Guaranty.
5. **Credit History and Rating:** I agree that you may, from time to time, and as you deem appropriate, evaluate my credit history and communicate with credit reporting agencies.
6. **Additional Representations:** I acknowledge that this Guaranty imposes substantial legal obligations on me, and that you have recommended that I consult with legal counsel of my choosing prior to my execution of this Guaranty. I represent that I have read and understand all of the foregoing provisions included herein. I represent that I am familiar with the terms and provisions of the Lease. If the Apartment is regulated by the New York Rent Stabilization Law, I represent that I have familiarized myself with said law prior to my execution of this Guaranty.
7. **Captions:** Captions included herein are for convenience only, and do not substantively affect the terms of this Guaranty.
8. **Partial Invalidity:** If any provision set forth herein is determined to be invalid by a court of competent jurisdiction, then said provision shall be severed from the body of this Guaranty without otherwise affecting the remainder of this Guaranty.
9. **No Waiver:** Your failure once or more often to take any action against me shall not otherwise prevent you from taking action against me at a later date.
10. **Changes in Writing:** This Guaranty may not be changed orally. Any changes to this Guaranty need be in writing to be effective, and signed by the party against whom enforcement is sought.

By my signature, I agree and accept all of the foregoing, as of the date first written above:

Guarantor Signature _____

This Guaranty will not be accepted without being signed and stamped by a Notary Public.

ACKNOWLEDGMENT

State of _____

County of _____

On _____ before me personally appeared _____, to me known and known to me to be the individual described in and who executed foregoing instrument, and duly acknowledged to me the execution of the same.

SEAL _____

Notary Public