

All Valley Property Management

613 Maple Street Clarkston, WA 99403
Phone: 509-758-9747 Fax: 509-751-0649

Obligations of a Co-Signer

Co-signers are required when a rental applicant has: a.) no required credit history, or b.) less than the required credit history or tenancy record of their own. There are certain obligations of someone becoming a Co-Signer. It is VERY important that a Co-Signer fully understand their obligations. A Co-Signer must have excellent credit history, a stable and verifiable source of monthly income and an excellent tenancy or home ownership record. One of All Valley Property Management's current tenants is NOT allowed to Co-Sign for another. DO NOT ENTER INTO CO-SIGNING LIGHTLY.

The prospective Co-Signer must fill out a Co-Signer Application Packet; there is a \$5.00 non-refundable application processing fee required to process the Co-Signer application.

The obligations of a Co-Signer are as follows and are to be fulfilled on demand when/if the tenant fails to fulfill their lease/rental obligations:

1. Make sure that the tenant follows the agreements as they are stated in their lease/rental agreement. Tenant and Co-Signer are notified of lease/rental violations.
2. If tenant does not pay rent as agreed, Co-Signer is responsible to pay it on demand. If tenant issues an insufficient funds check Co-Signer is obligated to pay the amount owed plus any NSF fees/costs on demand.
3. When tenant moves out of unit if cleaning, damage, legal costs, rent owed exceeds the Cleaning/Security/Damage Deposit and tenant fails to pay the overage on demand, the Co-Signer will be equally liable for any amount left owing. The overage is payable on demand. This includes costs for any and all necessary court costs, notice service fees, and attorney's fees.
4. Unless otherwise specifically stipulated in writing, Co-Signer is obligated at least through the term of the lease and beyond that as long as the tenants co-signed for remain in residence.

AVPM keeps the Co-Signer informed of any potential problems as we become aware of them in order that the Co-Signer may be able to eliminate them before they get out of hand.

If you are considering co-signing for an applicant, now is the time to ask questions, we want to make sure that you fully understand what you are entering into!

-Thank You!
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Co-Signer Agreement

Regarding:

Unit Address: _____

Tenant(s) Name(s): _____
(please print)

(please print)

The undersigned person co-signs as unconditional guarantor on the rental agreement referred to above, a copy of which is attached to this agreement and by this reference incorporated herein.

As co-signer for the above named tenant(s), I acknowledge that I am aware of the fact that I unconditionally guarantee payment on the rental of the above unit, and that I am also bound by the terms and conditions of the rental/lease agreement, for the full term of the same, as if I were the tenant signing said agreement and if there is a default in payment of rent due, and/or cleaning/repair/damage costs uncured above the amount of the Cleaning/Security/Damage Deposit on the above unit. I shall, on demand, pay the amounts in arrears/owed to the All Valley Property Management.

A copy or facsimile (FAX) transmission of this signed co-signer agreement is as valid as the original.

I hereby declare under penalty of perjury under the Laws of the State of _____,
That the above is true and correct.

Dated & Signed at _____, _____, on _____
(City) (State) (Date)

Co-Signer Name (please print): _____

Co-Signer Signature: _____

Co-Signer Address (please print): _____

Co-Signer Phone: _____

All Valley Property Management

613 Maple Street

Clarkston, WA 99403

Phone: (509) 758-9747 Fax: (509) 751-0649

RELEASE OF INFORMATION

To Whom It May Concern:

By my signature below, I hereby authorize any persons or agencies (e.g., banks, schools, landlords, rental agencies, credit bureaus, housing agencies, IRS, past/present employers, retirement systems/pension providers, insurance companies, utility companies, law enforcement agencies, social services & etc.) contacted to release the information that is requested by **ALL VALLEY PROPERTY MANAGEMENT** for the purpose of verifying eligibility/application acceptance to rent/lease a property from **ALL VALLEY PROPERTY MANAGEMENT**.

A copy or facsimile (FAX) transmission of this signed release is as valid as the original. This consent for release of information expires 6 months after the date signed.

Name(s): Applicant: _____
(please print)

Social Security # _____ Birthdate _____
(please print)

Present Address(es): _____

Signature: _____ Date: _____

NOTE: **All prospective tenants/applicants and prospective co-signers age 18 years and older must sign the Release of Information Form in order that their application can be promptly and thoroughly processed. Information obtained will be used solely for the purpose of processing applicant's rental/lease application and will remain confidential**

Thank you for your cooperation!

All Valley Property Management

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"We're On The Prowl!" ©

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Rental Application (CO-SIGNER)

\$25 Application Processing Fee Per Adult Required

App Fees
Paid? _____
Approved _____
Denied _____
Avista _____
PUD _____

PROPERTY ADDRESS APPLIED FOR: _____ RENT: _____ DEPOSIT: _____

Applicant Full Name: _____ Birthdate: _____

Drivers License#/State _____ Social Security # _____

Co-Applicant Full Name: _____ Birthdate: _____

Drivers License# & State _____ Social Security # _____

LIST ALL OTHER NAMES YOU HAVE USED OR BEEN KNOWN BY: _____

List ALL other persons to occupy unit (including children): _____

DO YOU HAVE PETS? Yes ___ No ___ DO YOU HAVE A WATERBED? Yes ___ No ___ DOES ANYONE IN YOUR HOUSEHOLD SMOKE? Yes ___ No ___
If "yes" Pet Type/Breed: _____

RESIDENCE HISTORY

Applicant's Current Address: _____ Phone #: _____

How Long @ This Address? _____ Own Or Rent? (circle one) _____ Monthly Payment? _____ Landlord's Name _____

Reason for Moving? _____ Related to Landlord? _____ Landlord's Phone # _____

Applicant's Previous Address: _____ Phone #: _____

How Long @ This Address? _____ Own Or Rent? (circle one) _____ Monthly Payment? _____ Landlord's Name _____

Reason for Moving? _____ Related to Landlord? _____ Landlord's Phone # _____

Co-Applicant's Current Address: _____ Phone #: _____

How Long @ This Address? _____ Own Or Rent? (circle one) _____ Monthly Payment? _____ Landlord's Name _____

Reason for Moving? _____ Related to Landlord? _____ Landlord's Phone # _____

Co-Applicant's Previous Address: _____ Phone #: _____

How Long @ This Address? _____ Own Or Rent? (circle one) _____ Monthly Payment? _____ Landlord's Name _____

Reason for Moving? _____ Related to Landlord? _____ Landlord's Phone # _____

EMPLOYMENT HISTORY/INCOME INFORMATION

You may be asked to provide supporting documentation of income such as pay stubs, SSI or bank statements

Applicant Employed By: _____ Department: _____ Supervisor's Name _____

Employer's Address: _____ Employer's Phone: _____

Position? _____ Monthly Salary? _____ How Long In Employ? _____

Co-Applicant Employed By: _____ Department: _____ Supervisor's Name _____

Employer's Address: _____ Employer's Phone: _____

Position? _____ Monthly Salary? _____ How Long In Employ? _____

LIST ANY ADDITIONAL INCOME:

Additional income such as child support, alimony, separate maintenance etc. need not be disclosed unless such income is to be included for qualification hereunder.

ARE YOU A STATE OR FEDERAL TESTER?

Yes ___ No ___

OTHER IMPORTANT INFORMATION

List all vehicles in the household (make, model, License plate # & State): _____

Name of Applicant's Nearest Relative: _____ Relationship? _____

Address/ Phone: _____

Name of Co-Applicant's Nearest Relative: _____ Relationship? _____

Address/Phone: _____

Emergency Contact (name/ phone #): _____

Personal Reference (name/phone #): _____

CREDIT & RENTAL HISTORY

- 1. Has Applicant or Co-Applicant ever been turned down for a rental based on credit or rental history? _____ Yes ___ No ___
- 2. Has any member of your household ever been evicted from or asked to move from a rental property? _____ Yes ___ No ___
- 3. Has any member of your household ever been convicted of any crime? _____ Yes ___ No ___
- 4. Have you ever had bills or bad checks turned over for collection at any time? _____ Yes ___ No ___
- 5. Has any member of the household declared bankruptcy of any type in the past 10 years? _____ Yes ___ No ___

If you have answered "Yes" to any of the above, please explain:

NOTE: MISSING, INCOMPLETE OR FALSE INFORMATION MAY CAUSE DENIAL OF THIS RENTAL APPLICATION OR SUBSEQUENT EVICTION FROM A PROPERTY. By signing below Applicant/Co-Applicant certify that the above information is accurate and complete. Applicant/Co-Applicant grant All Valley Property Management permission to obtain credit reports, criminal background & verify all information provided on this application.

An approved application is good for 6 months from the date of approval; after 6 months the prospective tenant must re-apply, pay the application processing fee and have all information be re-verified.

SCREENING DISCLOSURE NOTICE

In compliance with the Fair Credit Reporting Act and the Washington State and Idaho State Residential Landlord/Tenant Acts we are informing you that All Valley Property Management intends to investigate the information that you have set forth on this Rental Application. This may include obtaining a credit report or other report from a credit bureau or other tenant screening service in order to confirm information you have provided. AVPM may also contact prior landlords, employers, financial institutions and personal references. You have the right to dispute the accuracy of the information provided by the tenant screening service, credit bureau, or provided by the entities listed on your application who will be contacted for information about you. However, AVPM is forbidden by law from giving you certain information about your credit report; this information may only be obtained from the following credit bureau or tenant screening agency: **CLEARSTAR LOGISTICS 1-877-275-7099**. There are costs associated with processing your application. In order for AVPM to begin processing the application each adult applicant must pay a **\$25 Non-Refundable Application Processing Fee**. AVPM's processing fee costs may include obtaining a credit report, criminal background check, eviction history, long-distance telephone calls or faxes, time spent calling landlords, employers, financial and personal references, and postage.

Applicant Signature _____ Co-Applicant Signature _____

Date: _____ Date: _____