

GUARANTOR / CO-SIGNER APPLICATION

Read instructions in full before filling out application.

If the household income meets requirement of 3x the monthly rent, you SHOULD fill out the standard application.

If your credit score meets the minimum requirement of 600, you SHOULD fill out the standard application.

REQUIRED WHEN SUBMITTING AN APPLICATION

1. Completed Application with All Signatures - Required

All applicants 18 and older who will be occupying the unit must submit an application.

Application can either be brought into office at 4804 John Garry Drive, Columbia MO 65203 or emailed to info@corporatelake.com.

2. Notarized Guarantor Form - Required

Original hard copy required. No copies can be accepted.

3. Driver's License or Valid Passport Copy – Required

We must have a copy of your driver's license/state non-driver ID or any government issued photo ID.

4. Application Fee of \$50 per applicant - Required

Each person must fill out their own application (excluding guarantor/co-signer)

Cash, Card, or Money Order - Accepted (Credit/Debit Card Payment requires 3% fee)

5. Pet Evaluation – Required prior to move in

A veterinarian's certificate stating the breed and weight of the dog or the expected full-grown weight for a young dog must be submitted. A non-refundable pet fee of \$500 per pet will be assessed and split into five payments. The first \$100 is due with your initial rent. Three pets max allowed.

HOLDING FEE - MONEY ORDER IS THE ONLY ACCEPTED FORM OF PAYMENT FOR THE HOLDING FEE

If approved a holding fee will be due within 48 hours of approval notice.

Security Deposit

The security deposit amount is based on the approval rating of applicant(s). Half the holding fee will be applied to the security deposit once the lease has been signed.

CORPORATE LAKE PROPERTIES

Timber Ridge ~ Swan Lake ~ Brandon Woods Place ~ The Hill ~ Lake View ~ Bethel Duplexes ~ Park View - Tanglewood

4804 John Garry Drive

Columbia, Missouri 65203

573-442-6478-Office / 573-442-9400-Fax

www.corporatelake.com

info@corporatelake.com

Preferred Property: _____ Preferred Move in Date: _____ Preferred # of BDRMS: _____
Were you referred by a current resident (if so, who)? _____

RENTAL APPLICATION FOR APPLICANTS NEEDING A GUARANTOR

Neatly complete all information below. All applicants over the age of 18 must complete and sign their own application.

Applicant's full name _____ **Email Address:** _____

Phone# _____ D.O.B. ____/____/____ Social Security# ____-____-____

Current Address _____ City/State/Zip _____

Current Landlords Name _____ Landlords Phone # _____

Landlords Email _____

How long at this address _____ Reason for leaving _____

Previous address _____ City/State/Zip _____

Previous Landlords Name _____ Landlords Phone # _____

Landlords Email _____

How long at this address _____ Reason for leaving _____

If any of the below items are marked yes, details will need to be provided.

Have you ever been party to unlawful detainer action (eviction)? ☐ Yes ☐ No

Have you ever been arrested/ticketed for a felony or misdemeanor other than a traffic violation? ☐ Yes ☐ No

Have you ever been arrested for the illegal manufacture or distribution of a controlled substance? ☐ Yes ☐ No

Total Number of adult's _____ Total Number of children living with you under the age of 18 _____

Names and relations of all other applicants' _____

Number and type of pet's _____ Breed _____ Weight _____

PARENT/GUARANTOR full name _____

Phone# _____ **D.O.B.** ____/____/____ **Social Security #** _____

Parents/Guarantor Address: _____

Work Phone # _____ **Cell Phone #** _____

I CERTIFY that answers given herein are true and correct to the best of my knowledge. I authorize investigation of all statements contained in this application for tenant screening as may be necessary in arriving at a tenant decision. I understand that the landlord may terminate any rental agreement entered into for any misrepresentation made above.

Applicant _____ Date _____

Applicant, please provide a copy of your driver's license with this application

AUTHORIZATION AND RELEASE FOR THE PROCUREMENT OF A CONSUMER AND/OR INVESTIGATIVE CONSUMER REPORT

I, the undersigned consumer, do hereby authorize Garry L. Lewis and through his independent to procure a consumer report and/or investigative background report on me.

These above-mentioned background reports may include, but are not limited to, employment and education verifications, personal references; personal interviews; my personal credit history. Based on report from any credit bureau; my driving history, including any traffic citations; a social security number verification; present and former addresses; criminal and civil history/records; and any other public records or any other information bearing on my credit standing, credit capacity; credit worthiness, character, general reputation, personal characteristics, trustworthiness and/or mode of living.

I understand that the investigative consumer report I have authorized above may include information obtained by interviews with my neighbors, friends and/or associates and/or other with whom I am acquainted or who may have knowledge concerning said information. I understand that I am entitled to a complete and accurate disclosure of the nature and scope of any investigative consumer report prepared on me upon written request to BIS that is made within a reasonable time after the date hereof.

I further authorize any person, business entity or governmental agency who may have information relevant to the above to disclose the same to Garry L. Lewis, including but not limited to, any courthouse, any public agency, and all law enforcement agencies and any and all credit bureaus, regardless of whether such person, business entity or governmental agency compiled the information itself or received it from other sources.

I hereby release Garry L. Lewis, and any and all person, business entities and governmental agencies, whether public or private, from any and all liability, claims and/or demands, of whatever kind, to me, my heirs or making such claim or demand on my behalf, for procuring, selling, providing, broker and/or assisting with compilation or preparation of the consumer report and/or investigative consumer report hereby authorized.

APPLICANT'S PRINTED NAME _____
First Middle Last

➤ SIGNATURE _____ DATE _____

GUARANTOR PRINT NAME _____
First Middle Last

➤ GUARANTOR SIGNATURE _____ DATE _____

CORPORATE LAKE PROPERTIES
4804 John Garry Drive
Columbia, Missouri 65203
GUARANTOR FORM
573-442-6478 Office / 573-442-9400 Fax
info@corporatelake.com

I, _____, am the guarantor of _____ who will be leasing a unit from Garry Lewis Properties. I will be responsible for any unpaid rent, utilities and/or damages incurred by _____ should he/she not be able to pay during the original lease terms and any extension thereof. I can be reached at the address and phone number listed below.

Address City, State, Zip

Home/Cell Phone Work Phone

Guarantor Signature Date

STATE OF _____)
) ss
COUNTY OF _____)

ON THIS ____ day of _____ 20__, before me, _____, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this document first above written.

Notary Public

My term expires:

MUST BE NOTARIZED