

Co Signer Rental Application

It is the policy of Century 21 Sweyer Rentals to uphold the Fair Housing Laws & not to deviate from these policies. We provide Equal Housing for all people, regardless of race, color, religion, sex, national origin, handicap, or familial status.

Applications are accepted on a first come, first serve basis. The approval process normally takes about 48 business hours from the time we have received your completed Application. Applications must be completely filled out & include all required documents in addition to the Application Fees in order to be considered complete.

Things to Expect When Submitting an Application

- You are applying to be a Co Signer for an individual(s) who is trying to qualify for a rental home.
- Century 21 Sweyer Rentals understands the information requested is private & personal; however, it is necessary in order for us to qualify you as a Co Signer.
- Please know that as a Co Signer you are Co Signing for the dwelling as a whole, not just an individual. Since we do not accept partial rent, each Co Signer is guaranteeing the entire rental amount, not just a portion.

Checklist of Qualifications & Paperwork Needed:

- Credit:** Century 21 Sweyer Rentals requires a Beacon Score of 660 or higher for standard acceptance.
- Occupancy History:** Century 21 Sweyer Rentals verifies 24 months of rental/ownership history.
 - We look for a positive record of on time payments, sufficient notice to vacate, as well as no violations or damages. Please note that family members or friends do not count as a landlord.
- Employment/Income:** Century 21 Sweyer Rentals requires that your gross income (before taxes) be local & equal 4 times the amount of monthly rent.
 - Acceptable forms of income verification: Most recent Pay Stub, Letter from Employer on Company Letterhead, or most recent W-2. For self employed Applicants, a copy of the most recent tax return or certified verification from Applicant's bank account or accountant.
- Application Fee:** The Fee is \$30 per Co Signer.
 - We accept cash, money orders, or checks for Application Fees.
 - Century 21 Sweyer Rentals offers ½ off Application Fees for the following Preferred Employers: Corning, General Electric (GE), & Active Duty Military Only.



1612 Military Cutoff Road Suite 101 Wilmington NC 28403

910.256.3031 Phone 910.256.0484 Fax

rentals@century21sweyer.com



CO-SIGNER ADDENDUM CENTURY 21 SWEYER RENTALS

PROPERTY ADDRESS: _____

LEASEHOLDER(S): _____

RENTAL AMOUNT: \$ _____ MOVE IN DATE: _____

As a condition to and as part of the consideration for the above described Lease, you are being asked to guarantee the payments of:

- All tenants for the rental property listed above. Please be aware that you are responsible for ALL tenant charges. These include current rent, past due rent, collection costs, NSF check charges, court costs, late fees, attorney’s fees, advertising, cleaning, repairs, etc.
- Our company can collect these debts from you without first trying to collect directly from the occupant. Our company can use the same collection methods with you that can be used with the occupant. If the occupant is ever in default of any Tenant obligation, you are responsible.
- Co-Signer agrees to unconditionally, absolutely and continuously guarantee the performance by the occupant renter of all obligations under the Rental Agreement and any future renewals, including but not limited to timely payment of rent and all other financial obligations due Landlord. The liability of Co-Signer is direct and unconditional and may be enforced without first requiring Landlord to exercise, enforce or exhaust any right or remedy against occupant.
- Co-Signer agrees that this addendum shall remain in full force and effect without regard to, and shall not be released, discharged or in any way impaired by (a) any amendment or modification of, or supplement to, or extension or renewal of, the Lease; (b) any exercise or non-exercise of any right, power, remedy, or privilege under or in respect of the Lease or this addendum or any waiver, consent or approval by Landlord with respect to any of the covenants, terms, conditions or agreements contained in the Lease or any indulgences, forbearance or extensions of time for performance or observance allowed to Tenant from time to time and for any length of time; or (c) any bankruptcy, insolvency, reorganization, arrangement, readjustment, composition, liquidation or similar proceeding relating to Tenant, Co-Signer, or their properties or creditors. Co-Signer does hereby expressly waive any suretyship defense it may have by virtue of any statute, law, and ordinance of any state or other governmental authority.
- Co-Signer recognizes that Landlord has agreed to rent to renter only because of this guarantee and that the continued validity of this guarantee is a material term of this Rental Agreement. In the event Co-Signer terminates this guarantee, or this guarantee is no longer enforceable for any reason, Landlord may terminate the Rental Agreement with the renter.
- Default. Should the parties fail to comply with the terms of this Addendum, the same shall constitute a breach of Lease and the non-defaulting party shall have available all remedies for said breach as described in the Lease.
- Conflict. In the event that any terms of this Addendum are in conflict with any terms of the Lease, the terms of this Addendum shall control. All other terms of the Lease are hereby reaffirmed by the parties.
- Severability. If any provision of this Addendum shall be declared invalid or unenforceable, the remainder of the Addendum and the Lease shall continue in full force and effect.
- No Waiver. No delay by the Property Manager or Landlord in exercising or failing to exercise any right or power shall impair such right or power, or be construed as a waiver of any breach or default, or as acquiescence thereto. No waiver by the Property Manager or Landlord of any covenant, term or condition of this Lease shall be construed by Tenant as a waiver of a continuing or subsequent breach of the same covenant, provision or condition. If Property Manager’s or Landlords’ waiver, consent to or approval of any act by Tenant is required, the same shall be valid only if in writing, and such consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.
- Renewal, Modification. This addendum shall not be affected by any subsequent alteration, modification, extension or renewal of the Lease, and the terms and conditions herein shall remain in full force an effect for so long as Tenant maintains a leasehold interest in the property, unless otherwise agreed upon in writing by the parties hereto.

*****Please be sure you want to accept this responsibility and that you are able to assume the financial obligation should it become necessary.*****

Print Co-Signer Name: X _____ Signature: X _____

Print Co-Signer Name: X _____ Signature: X _____

Print Tenant Name: X _____ Signature: X _____

Print Tenant Name: X _____ Signature: X _____

Print Tenant Name: X _____ Signature: X _____

Century 21 Sweyer Rentals Representative: _____ Date: _____