



Construction Realty

CO-SIGNER APPLICATION

12 Month Lease

Instructions: Fill out this application (one per person) and bring the following items when applying:

- Completed and Sign Application
- Non-refundable Application Fee: **\$20 cash or money order per application**
- Government-Issued Photo ID
- Income Verification (such as recent paystubs)

Property: _____
Apartment Number: _____

Monthly Rent: \$ _____
Deposit: \$ _____
Water, Sewage and Garbage: \$ _____
(Gas, electricity, and other utilities not included)

Full Name of Applicant: _____ **Email :** _____
Social Security Number _____
Birth Date: _____ **Driver's License Number:** _____
Cell Phone Number: _____ **Other Phone Number:** _____ Home Work

Present Address: _____ **City:** _____
State: ____ **Zip:** _____ **Length of Time:** _____ **On the lease?** _____
Landlord's Name: _____ **Landlord's Phone #:** _____ **Landlord's Address:** _____

Previous Address: _____ **City:** _____
State: ____ **Zip:** _____ **Length of Time:** _____ **On the lease?** _____
Landlord's Name: _____ **Landlord's Phone #:** _____ **Landlord's Address:** _____

Current Employer: _____ **Position:** _____ **Gross Monthly Income:** _____
Employer Address: _____ **State:** ____ **Zip:** _____
Phone Number: _____ **Length of Employment:** _____

Previous Employer: _____ **Position:** _____ **Gross Monthly Income:** _____
Employer Address: _____ **State:** ____ **Zip:** _____
Phone Number: _____ **Length of Employment:** _____

Number of residents to occupy apartment: *Adults* _____ *Children* _____

Personal References

Name _____ Address: _____ Phone _____ Relationship: _____
Name _____ Address: _____ Phone _____ Relationship: _____

Emergency Contact

Name _____ Address: _____ Phone _____ Relationship: _____

Applicant represents that statements made are true and accurate and hereby authorizes Construction Realty to verify all the above references including the obtaining of a credit and criminal report. Applicant gives Construction Realty permission to text and email.



The information requested in this application is requested of all prospective residents and is the only criteria used by us in making our selection. We do not discriminate on the basis of race, age, color, familial status, national origin, religion, sex, marital status, source of income or disability. Failure to fill out the application completely will delay the processing of application. Any misstatement of facts is justification for rejection of this application. On the background check there are offenses in certain states that may require an additional fee.

Signed: _____ **Date:** _____

Co-signer requirements:

- 1) Good / established credit - at least 5 lines of credit.
- 2) Landlord reference of at least 1 year or mortgage / own home.
- 3) Gross income must be 3 times the monthly rent \$ _____
- 4) Co-signer understands they will never be removed from lease agreement



CONSTRUCTION REALTY, INC. PROSPECTIVE CO-SIGNER SIGNATURE AUTHORIZATION FOR RELEASE OF INFORMATION.

TO PROSPECTIVE COSIGNER:

I/WE HEREBY AUTHORIZE YOU TO RELEASE TO CONSTRUCTION REALTY, INC. AND/OR ITS EMPLOYEES THE INFORMATION FOR THE PURPOSE OF VERIFICATION:

- Employment History, Dates, Title, Income, Hours, etc.
- Rental History, Dates, Payments, Notice given, Lease, Deposit Refund, Violation of Lease, etc.

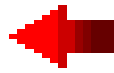
THIS INFORMATION IS FOR THE CONFIDENTIAL USE OF COMPILING AN APT/HOUSE RESIDENT CREDIT FILE. I FURTHER AUTHORIZE CONSTRUCTION REALTY, INC. TO DISCLOSE THIS INFORMATION TO OTHER PROPERTY OWNERS AND MANAGERS WHO REQUEST A REFERENCE FOR THE TENANT.

A PHOTOCGRAPHIC OR CARBON COPY OF THIS AUTHORIZATION (BEING A VALID COPY OF THE SIGNATURE (S) OF THE UNDERSIGNED) MAY BE DEEMED TO BE THE EQUIVALENT OF THE ORIGINAL AND MAY BE USED AS A DUPLICATE ORIGINAL.

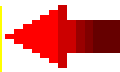
Thank You,

Name of Prospective Co-signer

Date



(Social Security Number)



This information is to be used by Construction Realty, Inc. in determining whether you qualify as a prospective Co-signer. It will only be used to assess the prospective co-signer's application for references for future property owners and managers. You do not have to give us this information, but if you do not, your application for approval as a prospective co-signer may be delayed or rejected.

CERTIFICATION OF AUTHORITY TO RECEIVE CUSTOMER INFORMATION

Construction Realty has been authorized by the prospective co-signer to receive the requested information above.

Construction Realty agrees to limit use of the information to evaluating the co-signers application and providing references.



EQUAL HOUSING
OPPORTUNITY

Signature of Construction Realty Employee

Date

Signature of Prospective Co-signer

Date





Construction Realty
345 E. 3300 S., Salt Lake City, UT. 84115

Rental Criteria Statement



Lease holder(s) must be 18 years or older. All occupants 18 years or older will be required to complete an application and qualify individually (even if living with parent or guardian). The information requested in this application is requested of all prospective residents and is the only criteria used by us in making our selection.

Credit Policy:

We are looking for at least two accounts that are paid as agreed. If there is any negative credit that has not been resolved we will require a cosigner. Any negative reporting from a landlord will be grounds for denial.

Income Requirement Policy :

The gross monthly income of all lease holder(s) will be considered jointly and must equal three times the rental amount on the apartment, for the lease term. We require verification in the form of pay stubs, W2's, tax statements etc.

Rental History Policy:

We require at least 6 months positive rental / mortgage history from a landlord / mortgager who is not a friend or family member or proof of home ownership. Any negative reference or reporting from a landlord will be grounds for denial.

Criminal History Policy:

- Misdemeanor and/or Felony convictions consisting of but not limited to theft, forgery, fraud, assault, robbery, and violence or force to injure or harm another person are considered and may result in a denial of the rental application.
- Misdemeanor and/or Felony convictions are reviewed and considered in accordance with applicable federal, state, and local laws and fair housing guidelines.
- Convictions for drug distribution/manufacturing will be an automatic denial of the rental application.
- Registered sex offenders will be an automatic denial of the rental application.

Co-Signer Requirements:

The cosigner must have exceptional credit. There must be at least five accounts on the credit report that show paid as agreed.

The income requirement is three times the rent and we will need paystubs, W2's, taxes or similar documentation to verify income.

One year positive rental history or proof of home ownership/mortgage will be required.

- \$20.00 Non Refundable Application Fee: Each applicant/cosigner is required to pay an application fee.

We do not discriminate on the basis of race, color, familial status, national origin, religion, sex, marital status, source of income or disability. Failure to fill out the application completely will delay the processing of application. Any misstatement of facts is justification for rejection of this application. On the background check there are offenses in certain states that may require an additional fee. Applicant attests that all occupants of the apartment, duplex or house will be legal to reside in the United States.

I understand and accept these qualifying standards and will truthfully answer all questions.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____