

Co-Signer

#### **Co-Signers (Definition, Qualifications and Requirements)**

The purpose of a Co-Signer: if a tenant does not fulfill his rental obligations the Co-Signer is called upon to fulfill these obligations. In most cases it is for rent arrears but a Co-Signer will also be obligated to pay for repairs to any damage to the premises.

We only accept one co-signer per unit (or two if a married couple). If there are multiple applicants (roommates) and you do not want to co-sign for all, the remaining applicants will be listed as occupants on the Tenancy Agreement.

- 1. A Co-Signer should have a gross income of at least four times the amount of the rent and utilities. The income must be verifiable and garnish able.
- 2. If the Co-Signer is <u>married</u> or in a common-law relationship, **both** partners must fill out separate applications and sign the below to acknowledge their rights and responsibilities.
- 3. A Co-Signer is jointly and severally responsible for the rent of the unit even though there may be more than one person on the Lease. The Co-Signer can at any time check the status of rental payments with our office.
- 4. Co-Signer is responsible for the tenant's compliance with all terms of the lease including any rules and regulations that the Landlord may have.
- 5. A Co-Signer is responsible for the entire duration of the Tenancy Agreement.
- 6. A Co-Signer should reside in the Province of Manitoba <u>for the past three years</u>, with verifiable references. The applications must include a letter from their employer to verify length of employment and salary. The letter must be on company letterhead and signed by the employer.
- 7. If the Co-Signers are self-employed or retired they must verify the last two years of income in Manitoba by way of financial statements and/or the most recent Notice of Assessment from Revenue Canada.
- 8. A full reference check and credit bureau report is done on the Co-Signer's application.

The Co-signer(s) must provide a photocopy of valid government photo I.D. to the Resident Manager when they submit their application and if approved sign lease documents with the Resident Manager.

Co-Signer

Y SIGNING THIS FORM, THE CO-SIGNER(S) HEREBY WARRANTS THAT HE/SHE UNDERSTAND THEIR OBLIGATIONS AS
O-SIGNER.

Date

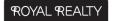


# CO-SIGNER APPLICATION (Each co-signer must complete a separate application). PLEASE PRINT

hereby apply as co-signers for			·
	(List the name(s) of all the applicants you	ı will co-sign for)	
OCCUPANT S (list all persons to re	side in the unit).		
Name	Age	Relationsh	nip to Co-Signer
CO SIGNER INFORMATION			
- Ulas al Nassa		,	
Full Legal Name: Last			Middle
		,	,
Address:/	/	/	/ Postal Code
MAILING ADDRESS IF DIFFERENT FROM	•	Trovince	
	,		
Phone://	/	Email:	
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EMPLOYMENT HISTORY: (Minimum of t	three (3) years employment history required).
Current Employer (Company Name):	Applicants Position:
Supervisor/Manager Name:	Supervisor/Manager Phone Number:
Length of Employment: GRC	OSS Monthly Income: \$
If you have more than one employer use the	addition information section below.
Previous Employer (Company Name):	Applicants Position:
Supervisor/Manager Name:	Supervisor/Manager Phone Number:
Length of Employment: GRC	OSS Monthly Income: \$
Do you currently guarantee or co-sign any ot	ther Tenancy Agreement? Yes/ NO
If yes, for whom and where?	
ADDITIONAL INFORMATION	
information with any personal information remain a Co-signer/Debtor. I warrant that declined as a result of false information sup	o conduct a personal investigation and to obtain or exchange personal agent towards establishing or verifying my financial standing as long as I the information provided herein is true and accurate. If my application is plied by me, I agree that the cost of the personal investigation made by the ucted from the refund of the applicant's Deposit.
CO-SIGNER(S) HEREBY ACKNOWLEDGES HAV	/ING READ THE ATTACHED INFORMATION SHEET.
Co-signer's Signature	Date
Leasing Representative	Date



## SEE PERSPECTIVE TENANT(S) RENTAL APPLICATION

We hereby offer to Co-Sign for unit No	_at	
for a period beginning(move-in date)	and ending	
(move-in date) at the following rent:		(lease expiry date)
MONTHLY RENT AT MOVE-IN DATE:	RENT INCREASE DAT	E IS:
Unit Base Rent \$	Unit Base Rent	\$
Discount (if any)	Discount (if any)	
Total Unit Rent	Total Unit Rent	
Parking (if used)	Parking (if used)	
Monthly Rent Due \$	Monthly Rent Due	\$
Parking (if not included) is \$ per mont	h, per stall.	
Rent Includes: Heat		vasher
<b>U</b> pon acceptance, this application shall become a bin Landlord Standard Form prior to the tenants be hereinabove.	_	
I understand that the properties of Royal Realty Service tenants must sign a Non Smoking Addendum. <b>Nicot</b>		<del>-</del>
I understand that the properties of Royal Realty do	NOT ALLOW PETS, including aqua	riums.
Co-Signer's Name (please print):	Date	2:
Co-Signer's Signature:		
Leasing Representative Signature:	Date	2:
Where did you hear about Royal Realty Services Ltd? Facebook Rent Canada Tenai		
Resident Manager Use Only: (Print name of applicant clearly	if photo I.D. is not included) Source of I	.D
(First)	(Middle)	(Last)



### **COLLECTION OF PERSONAL INFORMATION**

The personal information collected will be used to determine your household's ability for tenancy, to administer tenant agreements and to prevent and detect fraud. Personal information collected will also be used to enable Royal Realty Services Ltd. to provide ongoing service, manage Royal Realty Services Ltd.'s business and to meet legal requirements.

### CONSENT TO DISCLOSURE OF INFORMATION

I/We consent to the disclosure of any personal information that may be required for the purpose of determining or verifying my/our eligibility for tenancy. I/We authorize any person, agency, organization or financial institution to release and or exchange information for that purpose. I/We understand this consent includes requests pertaining to my/our employment, income, liabilities and resources, family status as well as my/our standing with current and previous Landlords.

A photocopy of this signed Consent to Disclosure is sufficient to authorize the disclosure and/or exchange of information.

Name of Co-Signer (Please Print)	Signature of Co-Signer	Date	
	Signature of Witness	 Date	