

CO-SIGNER APPLICATION

UNIT APPLYING FOR:

RENT

SECURITY DEPOSIT

CO-SIGNING FOR:

<u>NAME</u>	<u>RELATIONSHIP TO APPLICANT</u>

CO-SIGNER/GUARANTOR'S INFORMATION

Name:	<hr/>	Date of Birth	<hr/>
Address:	<hr/>	Social Security #:	<hr/>
	<hr/>	Driver License:	<hr/>
Phone:	<hr/>		
Email:	<hr/>		

REFERENCES

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>	<u>Relationship</u>



EMPLOYMENT DETAILS -TWO (2) YEARS

CURRENT

Employer Name _____

Address _____

City _____ State _____ Zip _____

Employer Phone #: _____

Hourly Wage: _____ # Hours Per Week: _____

Monthly Salary: _____

Yearly Salary: _____

Position: _____ Length of Employment: _____

Supervisor: _____ Supervisor Title: _____

May we contact you at work? **YES NO**

***A copy of current paystubs is required. (Last year's tax return is required if you are self-employed)**

PREVIOUS

Employer Name _____

Address _____

City _____ State _____ Zip _____

Employer Phone #: _____

Hourly Wage: _____ # Hours Per Week: _____

Monthly Salary: _____

Yearly Salary: _____

Position: _____ Length of Employment: _____

Supervisor: _____ Supervisor Title: _____

****If you have more than 2 employers in the last 2 years, please write them on a separate sheet of paper and attach to your application.***

ADDITIONAL INCOME

Monthly Income

Source

_____	_____
_____	_____
_____	_____

KOS Management Terms of Agreement

Disclosures and Requirements:

Please review ALL information below. Your signature on this application serves as an acknowledgement of and an agreement to all of the following terms and conditions.

The following Application Agreement will be signed by all applicants prior to signing a lease contract. While some of the information below may not yet be applicable to your situation, there are some provisions that may become applicable prior to signing a lease contract. In order to continue with this application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

Copies of the proposed lease, rules, non-standard lease provisions, or lease addendum of the landlord have been made available to applicant for inspection.

That applicant has been advised of name and address of person authorized to receive rent, manage and maintain premises who can be readily contacted, and an owner or agent and address within the state that is authorized to receive rent, make receipt for notice and demands, and at which process can be made in person.

1. The applicant has paid a non-refundable fee of \$20 (Application Fee)
2. The applicant has been advised that residents have seven to ten (7-10) days after beginning of tenancy to inspect the dwelling unit and notify landlord of any damages or defects existing prior to beginning of tenancy.
3. The applicant has been advised of utility charges not included in the rent.
4. Being advised of the following uncorrected building and housing code violations for which the landlord has received notice from code enforcement authorities and which affect the dwelling unit and common areas:
5. Being advised that the premises contain the following conditions adversely affecting habitability:
6. Applicant is advised that after beginning of tenancy resident has a right to request in writing an itemized list of physical damages or defaults for which deductions were made from Security Deposit of previous resident.
7. Applicant has been advised that security deposits may be withheld for tenant damage, waste or neglect of premises or nonpayment of rent, utility service for which landlord becomes liable and other reasons specifically and separately negotiated and agreed to in writing by tenant other than as follows:

According to State of Wisconsin Statutes, the following disclosures are required prior to entering into a rental agreement.

1. Lease Contract Information. The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract is available at www.kosapts.com. Special information and conditions must be explicitly noted on an attached Lease Contract or noted below.

2. Application Fee (Non-Refundable). You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. **It is non-refundable.**

3. Security Deposit. Within five (5) business days of an application being approved, the full security deposit is due in via check, money order or cashier's check.

4. Completed Application. An Application will not be considered "completed" and will not be processed until all of the following have been provided to us: a separate Application has been fully filled out and signed by you and each co-applicant AND an application fee has been paid to us for each applicant. If no item here is crossed off, all are necessary for the Application to be considered completed.

5. Extension of Deadlines. If the deadline for signing, approving, or refunding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a State or Federal holiday, the deadline will be extended to the end of the next business day.

6. Notice to or from Co-applicants. Any notice we give you or your co-applicant is considered notice to all co- applicants. Any notice you give to us, is considered notice from all co-applicants.

7. Keys or Access Devices. We will furnish keys and/or access devices only after the following have been completed: (1) ALL parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract **AND** (2) all applicable rents and security deposits have been paid in full.

8. Cancellation. If for any reason the applicant(s) cancel or rescind an approved application, a re-rental fee of \$100.00 will be deducted from the paid Security Deposit and the remainder of the Security Deposit will be refunded via check to the last known address. The \$100.00 is to cover the cost of having the unit off the market and re-renting it to the general public.

9. Our reception of this application is consent only to this Application Agreement. It does not bind us to accept the applicant or to sign the proposed Lease Contract.

Applicant Authorization

By checking the box and electronically signing your full name below, you declare that all your statements in this application are true and complete. If you fail to answer any question or give false information, the property may reject your application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy.

By submitting this electronic application, you are directing and authorizing KOS Management to verify the information you've provided and obtain additional background information about you through any means, including (i) using a third party consumer reporting agency such as AppFolio, Inc., 50 Castilian Dr. Goleta, CA 93117, 866.648.1536, to prepare a consumer report or an investigative consumer report and/or (ii) verifying information by contacting personal and professional references, employers and other rental housing owners. You further direct and authorize KOS Management to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that any such entities may have concerning your status as a registered sex offender (as allowed by law), criminal history (as allowed by law), motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature. Preparation of all consumer reports and investigative consumer reports will follow federal, state and local laws and regulations.

You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any consumer report or investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to tenants is an investigation into your prior rental history, education, and employment. You also acknowledge that our Privacy Policy is available to you.

I understand that if I want a paper copy of this Applicant Authorization, I may request a copy by contacting KOS Management.

I understand that signing my name below:

☐

I am authorizing KOS Management to conduct the background check(s) described above

☐

I am consenting to use electronic means to (i) sign this form, (ii) receive the Applicant Authorization appearing above, and (iii) receive any legal notices electronically.

☐

I have received and read a copy of the Terms of Agreement shown above. I may also obtain a summary in PDF form of Your Rights Under the Fair Credit Reporting Act, is available at the following website:
https://www.appfolio.com/pdf/A_Summary_of_Your_Rights_Under_the_FCRA_with_phone_numbers_11-29-12.pdf

Authorized/Acknowledged by:

Print Name: _____

X

Signature

Date

**The Next Page
Will Need to be
Notarized**

GUARANTY OF RESIDENTIAL LEASE

This Agreement attaches to and forms a part of the Lease Agreement between Moski Corporation dba KOS Management, Landlord and _____, Tenant(s), for the unit _____. The undersigned acknowledges receipt of the Lease Agreement, as well as the Non-Standard Rental Provisions describing the Apartment Rules, Screening Guidelines and Satellite Dish Antenna Addendum (together, the "Lease Documents").

In consideration of and as a condition to the Landlord's agreement to enter into the Lease Agreement with Tenant(s), the undersigned Guarantor, _____ guarantees the payment of all financial obligations owed by the Tenant(s) under the Lease Documents. The Guarantor understands that he/she will be required to pay for rent, and for any charges, damages and any other amounts due under the Lease Documents in such amounts as are incurred by the Tenant(s) if the Tenant(s) default(s) in the payment of any of those obligations. The Guarantor acknowledges that he/she has read and understands the Lease Documents and guarantees that the Tenant(s) will comply with the financial obligations under the Lease Documents. The Guarantor also understands that this Guaranty of Residential Lease Agreement (the "Guaranty") will remain in force throughout the entire term of the tenancy, even if the Tenant(s)' tenancy is extended or changed in its terms.

The Fair Credit Reporting Act requires that we notify you that as part of our normal procedure, we will obtain a credit report utilizing the information requested below. This report will provide a credit history of the Guarantor as well as verify the information presented below. Guarantor acknowledges, approves and authorizes the Landlord to obtain his/her credit information and to take any reasonable steps necessary to verify the accuracy of the information contained below. Failure to provide all of the information requested below may result in termination of the Lease Agreement and this Guaranty.

The Guarantor certifies that the information contained below is true and correct as of the date hereof. The Guarantor acknowledges that this Guaranty and the Lease Agreement may be denied and/or terminated if, at Landlord's option, any of the information contained below is false or misleading.

_____ I agree to be the guarantor for the applicant(s) named above and agree to the terms listed on this page.
Initial

_____ Guarantor/Co-Signer has paid a non-refundable application fee of \$20.00.
Initial

_____ Guarantor/Co-Signer has received the following:
Initial •Lease Agreement •Lease Addendums •Screening Guidelines

Dated this _____ day of _____, 20____.

By: _____

Subscribed and sworn to before me
this _____ day of _____, 20____.

Notary Public, State of Wisconsin
My Commission:_____

