

PLEASE RETURN TO: 214 Riverwood Ave SE. Mandan, ND or Mail to: PO Box #4125 Bismarck, ND 58502
PHONE: (701) 258-4036 FAX TO: (701) 223-2976

Diversified Services Property Management CO-SIGNER RENTAL APPLICATION

GUARANTY OF LEASE CO-SIGNER

CREDIT/CRIMINAL REPORTS WILL BE RUN ON CO-SIGNER. THE CO-SIGNER IS EQUALLY RESPONSIBLE FOR THE TERM OF THE CONTRACT. IN CASES OF MULTIPLE TENANCIES, THE CO-SIGNER IS RESPONSIBLE FOR THE TOTAL RENT.

DATE: _____ CO-SIGNING FOR: _____

APPLICANT LEGAL NAME: _____
Last Middle First

NUMBER OF DEPENDENTS: _____

PRESENT FULL ADDRESS: _____ HOW LONG: _____
Street City & State Zip Code

CURRENT PHONE# : _____

SOURCE OF INCOME

EMPLOYERS NAME: _____

EMPLOYERS ADDRESS: _____
Street City & State Zip Code

SALARY: _____ POSITION: _____

SUPERVISOR: _____ PHONE #: _____

ADDITIONAL SOURCE OF INCOME

SOURCE AND AMOUNT: _____

BANKS

NAME AND ADDRESS OF BANK: _____

REFERENCES

FAMILY MEMBER: _____
Name Address Phone

CREDIT REFERENCES

ACCOUNT NAME: _____

ACCOUNT NAME: _____

PRESENT FINANCIAL OBLIGATIONS INCLUDING CREDIT CARDS

To Whom:	Payment amount:	Balance due:
1. _____		
2. _____		
3. _____		
4. _____		
5. _____		

I, as the above applicant of: _____ (tenants name) hereby guarantee to said landlord the performance of all duties and obligations of the tenant, prompt and unconditional payment of each and every obligation, and accept full responsibility for the attached lease agreement, including but not limited to damages, expenses, court costs and attorneys fees incurred under the terms of the lease for the property known as:

Address of unit: _____

Guarantor also consents that the obligations of the tenant hereby guaranteed may be renewed, modified, extended or released by the landlord. Said Guarantee shall be absolute, unconditional and shall continue until all obligations and payments are fully satisfied.

Original co-signer cannot be removed from the lease until another qualified co-signer is approved and added to the lease.

Guarantor further warrants and represents that the information given is true and correct, and that by signing this document agrees and accepts full liability for the tenants lease agreement and all of its provisions.

By signing this lease Guaranty, the undersigned hereby guarantees all obligations of resident under the above Lease Contract. This Lease Guaranty shall continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals of the lease Contract which may be agreed to from time to time between resident and management. Delay or failure by management to exercise rights, pursue remedies under the lease against the resident apply to Guarantor as well. All residents and Guarantors are jointly and severally liable. This Guaranty is part of the Lease Contract and shall be performed in the County where the dwelling unit is located.

SIGNATURE OF APPLICANT: _____

PRINT NAME: _____

Have you be charged with or convicted of or plead guilty of a felony? _____ If yes: what State and explain: _____

Are you a registered sex offender? _____ What State: _____

Have you ever filed bankruptcy? _____ When: _____

By signing this application, applicant acknowledges receiving DSI Application Screening Process.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.

**DIVERSIFIED SERVICES
PROPERTY MANAGEMENT**

Authorization for Release of Information

POLICY STATEMENT

All prospective tenants applying for occupancy of a property owned or managed by Diversified Services are asked to give authorization for the release of all information from previous landlord, management companies and governmental agencies (including police departments) concerning the applicant's rental history (credit and criminal records included).

PROCEDURE STATEMENT

All applicants will be screened and their rental histories will be considered as a part of the approval process.

This information will be used by the authorized agent solely for purposes of assessing the applicant's suitability for occupancy. I,

_____, hereby authorize DIVERSIFIED SERVICES to obtain any and all information Pertaining to my rental history from governmental agencies and from management companies or landlords whose Properties I have resided in during the last five (5) years for the purpose of reviewing my rental application.

If prospective tenant refuses to sign this form, he or she will not be considered for tenancy.

THIS IS A LEGAL BINDING DOCUMENT AND YOU ARE ENCOURAGED TO SEEK LEGAL COUNSEL IF YOU DO NOT UNDERSTAND ANY OF ITS TERMS.

Applicant Signature: _____

Date of Birth: _____

Social Security #: _____

PLEASE PRINT NAME LEGIBLY _____
Last Middle First

EMPLOYMENT VERIFICATION

From: _____, prospective resident/Co-signer
Re: _____, address
Date: _____
To: _____, employer
_____ Fax #: _____

I authorize you to give the requested information below to my prospective landlord:
Diversified Services Property Management
PO Box #4125, Bismarck, ND 58502

Signed: _____
Date: _____

Dear Sir or Madam:

_____ has applied to rent one of our properties and has given your name as his or her employer.

To verify the information he or she has given us on the rental application, can you please supply us with the needed information below? [This form may also be faxed back to DSI at \(701\) 223-2976.](#)

Thank you for your cooperation.
Sincerely,
Diversified Services Property Management

TO BE COMPLETED BY EMPLOYER

Company Name Employed By: _____

Job title of applicant: _____

Full-time position (yes or no): _____ Permanent (yes or no): _____

Salary: \$ _____ MONTHLY GROSS: \$ _____

Salary dollar amount must be included.

How long has the applicant been employed? _____

Name of person providing this information: _____

Signature: _____ Title: _____

Date _____

DIVERSIFIED SERVICES, INC. APPLICATION PROCESS

We are working with neighbors and other landlords in this area to maintain the quality of the neighborhood. We want to assure that people do not use rental units for illegal activity. To that end, we have a thorough screening process.

Because it costs us time and money to do a thorough check of your application, we will accept the first qualified applicant.

If you meet the application criteria and are accepted, you will have peace of mind knowing that other renters in this area are being screened with equal care, and that the rise of illegal activity occurring in the area is reduced.

PLEASE NOTE THAT WE PROVIDE EQUAL HOUSING OPPORTUNITY.

WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, SEX, HANDICAP, NATIONAL ORIGIN, FAMILIAL STATUS, AGE, SEXUAL PREFERENCE, CREED, MARITAL STATUS OR SOURCE OF INCOME.

APPLICANT SCREENING CRITERIA

1. A COMPLETE APPLICATION. One for each person. If a line is not filled in, we will return it to you.
2. RENTAL HISTORY VERIFIABLE FROM UNBIASED SOURCES. If you are related by blood or marriage to one of the landlords listed, or your rental history does not include at least one current landlord and one previous landlord, you may be denied. It is your responsibility to provide us with the information necessary to allow us to contact your landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you owned rather than rented your previous home, you will need to furnish mortgage company references and proof of title ownership or transfer.
3. SUFFICIENT INCOME/RESOURCES. If the combination of your monthly personal debt, utility costs, and rent payments exceed fifty percent (50%) of your monthly income, before taxes, we will require a qualified co-signer on your rental agreement. If the combination exceeds seventy-five (75%) of your monthly income, your application will be denied. Income must be verifiable through pay stubs, employer contract, or tax records. All other income, including self-employment, must be verifiable through tax records. For Section 8 applicants, the amount of assistance will be considered part of your monthly income for purposes of figuring the proportion.
4. YOU WILL BE DENIED RENTAL IF:
 1. You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.
 2. Suspected of or convicted of Homicide/Murder
 3. Accessory to Murder

4. Attempted Murder
 5. Manufacturing Methamphetamine
 6. Rape/child Molestation
5. **YOU MAY BE DENIED RENTAL IF:**
1. You have had a conviction or are under suspicion for any type of crime that would be considered by Diversified Services, Inc. a threat to property or to other residents' peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances. This includes but is not limited to: Gang Association Activity, Domestic Violence, All Felony Convictions, Terrorizing, Menacing, Threats, Harassment, Assault/Fighting, Fraud, Theft, Burglary, Robbery, Larceny, Vandalism, Destruction of Property, Prostitution and Disorderly Conduct.
 2. In the last five years you have had unpaid collections, a court order for cause evictions, or any judgment against you for financial delinquency.
 3. Previous landlords report significant complaint level of non-compliance activity including but not limited to:
 - Repeated disturbances of the neighbor's peaceful enjoyment of the area;
 - Reports of gambling, prostitution, drug dealing or drug manufacturing;
 - Damage to the property beyond normal wear;
 - Reports of violence or threats to landlords or neighbors;
 - Allowing persons not on the lease to reside on the premises;
 - Failure to give proper legal notice when vacating the property;
 - Previous landlords would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself, your pets, or others allowed on the property during tenancy.
 4. Length of employment with your current employer is less than one year. Your application may be denied or you may be required to have a cosigner.

THESE CRITERIA APPLY TO EVERYONE WHO WILL RESIDE IN OR ON THE PROPERTY.

We will require up to four (4) business days to process an application.
We will accept the first qualified applicant.

Updated: 2/2010