



VAN RADEN PROPERTIES, INC.

P.O. Box 510 • Fargo, North Dakota 58107-0510 • (218) 233-2731



Revised 08/2013

APPLICATION OF GUARANTOR

Applicant's Name Paige Meyer & Yuna Tadokoro Date 4.24.17
 Building Name Campus Aire Address 908 8th St. S. Apt # 4
 City/State Minneapolis, MN Zip Code 55401

PERSONAL OF GUARANTOR

Name Julie Meyer Soc Sec # 473.86.6663 Current Phone # 320.223.4621
 Spouse's Name _____ Soc Sec # _____ Current Phone # _____
 Relationship of Guarantor to Applicant Parent

RESIDENCE HISTORY OF GUARANTOR

Present Address 1005 Connecticut Ave. S. City/State Sartell, MN Zip Code 56377
 How Long 2 Landlord/Owner Owner Phone # _____ Mo/pmt. \$ _____
 Previous Address 430 Meeker Ave. N. City/State Watkins, MN Zip Code 55389
 How Long 22 Landlord/Owner Owner Phone # _____ Mo/pmt. \$ _____

EMPLOYMENT/INCOME INFORMATION OF GUARANTOR

Employment/Source of Income ISD 47 City/State Sauk Rapids, MN
 Phone # 320.654.9073 Length of Employment/Income 8 Monthly Income \$ 3,500
 Other/Spouse's Employment/Source of Income _____ City/State _____
 Phone # _____ Length of Employment/Income _____ Monthly Income \$ _____

The Guarantor(s) represent that all of the above statements are true and complete, and hereby authorize Van Raden Properties, Inc., its employees, agents, and assigns, to contact and obtain information from any individuals or entities that may have information regarding credit history, employment, and past residential arrangements of the Guarantor(s). The Guarantor(s) hereby indemnify and hold harmless Van Raden Properties, Inc., its employees, agents, and assigns, and all other individuals or entities contacted by Van Raden Properties, Inc., from all causes of action, expenses, losses or damages of any kind arising from or related to information obtained regarding credit history; banking relationships including loans, mortgages, and checking/savings accounts, employment, and residential arrangements of the Guarantor(s). **ANY GUARANTOR WHO IS SELF-EMPLOYED WILL BE REQUIRED TO VERIFY THEIR ANNUAL INCOME BY PROVIDING VAN RADEN PROPERTIES, INC. WITH A COPY OF THEIR MOST RECENT FEDERAL TAX RETURN.** This is to inform you that as part of our procedure in processing your application, a consumer credit report will be obtained. If Application of Guarantor and applicable addenda are not filled out in its entirety or if we are unable to verify its contents, it could result in the processing of the Application being delayed and/or the Application being denied. If Applicant(s) is/are approved, but fails to move in, the Security Deposit shall be forfeited. Applicant(s) may also be held liable for the full term of the lease, or until the premises is re-rented, which ever comes first and all costs. The Security Deposit will be refunded only if the Applicant(s) is not approved. This Application is preliminary only and does not obligate Van Raden Properties, Inc. to deliver possession of the premises. Van Raden Properties, Inc. respects your right to privacy and will not share your personal information with any third (3rd) party.

Guarantor

Date

Management

Date

Guarantor

Date

For Resident Manager/Office Use Only

Name & Title of Person Verifying Information

Your Initials

Date

Local Credit Bureau (Office Only)

Present Landlord/Owner

Previous Landlord/Owner

Employment/Source of Income

Spouse's Employment/Source of Income

WHITE COPY - Office

YELLOW COPY - Resident Manager



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Revised 10/22/2015

RESIDENTIAL LEASE GUARANTY

In consideration of, and as an inducement to Van Raden Properties, Inc. to enter into a Residential Lease commencing June 1, 2017, for the residential property located at 908 5th St. S. #4 Moorhead, MN 56501, wherein Van Raden Properties, Inc., hereafter referred to as Management, and Douglas Meyer & Yuna Tadokoro is/are Resident(s), hereafter referred to as Resident, whether one or more.

Guarantor(s) hereby guarantees to Management and authorized agents, the payment of the rent and the performance of all the covenants of the Resident under said Residential Lease. Guarantor(s) will pay all expenses, including attorney's fees incurred in enforcing the obligations of the Resident under the Residential Lease or incurred in enforcing this Guaranty. Guarantor(s) hereby waives notice of any default under said Residential Lease and agrees that Guarantor(s) liability shall not be released or affected by any extension of time for payment, by any extensions or renewals of the lease, by any forbearance, or by any waiver of consent granted by Management to the Resident, or any modification of said Residential Lease, including amendments to the parties to said Residential Lease. Guarantor(s) is responsible for all the terms the residential lease involving holdover by resident(s).

This is a Guaranty of payment and not of collection. Guarantor(s) waives presentment, notice of dishonor and dishonor. Guarantor(s) has received a copy of this Residential Lease Guaranty. Guarantor(s) shall not be entitled to revoke this Guaranty during the Resident(s) occupancy of the above residential property without written permission from Management.

Julie Meyer
1st Guarantor (Please Print Name)

Julie A. Meyer
1st Guarantor (Signature)

2nd Guarantor (Please Print Name)

2nd Guarantor (Signature)

Each Residential Lease Guarantor's Signature must be NOTARIZED to be valid.

1st Guarantor

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

Signature of Notary Public

County, _____
State

My commission expires: _____

2nd Guarantor

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

Signature of Notary Public

County, _____
State

My commission expires: _____

**This is a legal binding document and you are encouraged to seek legal counsel
if you do not understand any of its contents.**

Revised 7/2/09



Van Raden Properties, Inc.

402 35th Ave. N.
Fargo, ND 58102

Phone: 218-233-2731
Fax: 701-232-8073

AUTHORIZATION FOR RELEASE OF INFORMATION

All individuals applying for occupancy and all guarantors for an individual(s) applying for occupancy of a property owned or managed by Van Raden Properties, Inc., are asked to give authorization for the release of all information from previous landlords, management companies, employers, banks, credit bureaus and government agencies, (including police departments) concerning rental, employment, credit and criminal history.

Your signature below will constitute your authorization for Van Raden Properties, Inc. to check your rental/housing, employment, financial and criminal history and for those agencies and companies contacted to release the information requested of them. This information will be disclosed only to the requesting authority and/or their agents for the purpose of determining an individual's suitability for occupancy or for the purpose of determining an individual's ability to be a guarantor for an individual(s) applying for occupancy. Your signature will also constitute authorization for a search and disclosure of information pertaining to any of the applicant's minor children who may also be occupying the residence. The authorization for background check is valid for Ninety (90) days from the date shown on this application.

Your signature below shall be deemed to be an informed consent release of this information.

Note: All adult applicants must sign individually,


<u>Julie Meyer</u> Please Print Name	<u>Julie A. Meyer</u> 4/28/17 Signature
 _____ Please Print Name	 _____ Signature
 _____ Please Print Name	 _____ Signature

Wit: _____ Dated this _____ Day of _____, 20__

PHONE: 218-233-2731
FAX: 701-232-8073

Dear Guarantor (s):

In order for Van Raden Properties, Inc. to accept and process the Application of Guarantor and the Residential Lease Guaranty papers for a potential resident(s), the following listed items must be followed.

1. Only the information from the individual(s) who has/have signed both the Application of Guarantor and the Residential Lease Guaranty papers will be considered for processing. If two individuals are providing employment/ income information, the Application of Guarantor, the Residential Lease Guaranty and the Release of Information form must be signed by both individuals.
2. All applications must include the individual(s) Social Security number. Applications that do not provide this number will not be processed.
3. Signature(s) on the Residential Lease Guaranty must be notarized to be valid. If a signature is not notarized, the application will not be processed. The Residential Lease Guaranty is a legal binding document. If any additional written statement is added to the Residential Lease Guaranty form, it will not be processed.
4. Guarantor(s) must have a minimum monthly income of \$2375.00 and/or at least five (5) to six (6) times the monthly rent of \$475.00. All guarantors who are self-employed will be required to verify their annual income either by providing their most recent copy of their Federal Income Tax Return Form 1040 which shows the adjusted gross income.
2 most recent Pay Stubs
5.  Please return all paperwork within five (5) business days. If there is more than a 5-day delay in the return the Application of Guaranty, the Residential Lease Guaranty and the Release of Information form, the potential resident's application may be rejected. If desired, in order to speed processing of the potential resident's application, these forms may be faxed. But remember, the original completed forms must be returned before the potential resident will be allowed to move into the rental property.
6. All information provided to Van Raden Properties, Inc. remains confidential. We do not release the personal information of any of our residents/guarantors to any outside source (banks, credit unions, credit card companies, insurance companies, etc.) except for emergencies and information required by the utility company, in order to establish service to that rental property.

If you have any questions regarding the Application of Guarantor and/or the Residential Lease Guaranty, please contact Linda or Tom with Van Raden Properties, Inc. at 218-233-2731.

If you need to fax and/or mail the Application of Guarantor and the Residential Lease Guaranty, please fax and/or mail the paperwork to the following fax number and the Resident Manager's address.

The Fax # is: (701) 232-8073. The Address for the Resident Manager is: _____