



GUARANTOR PACKAGE

RE: Application by prospective tenant_____

for Unit _____ at _____

Following are the credit authorization form and guarantor's rider to the lease that are required to complete the Rental Application for the above-referenced property. To expedite processing of this application, please complete each of the following steps:

_____ Complete both forms, and have them signed and notarized

_____ Fax (347-412-9878) or email (farah@realtycollective.com) completed forms along with the following:

- Proof of Income: last year's tax return (income & signature pages) last year's W-2, letter from CPA, etc.
- Bank/Financial Statements: most recent checking/savings account, investments, retirement, etc.

_____ FedEx the original notarized/signed documents to Realty Collective, LLC at 351 Van Brunt Street, Brooklyn NY, 11231.

If you have any questions, please call our office at 718-834-1440, our fax number is 347-412-9878.



RIDER TO LEASE FOR UNIT _____ AT _____, Brooklyn, NY

TENANT'S NAME _____

LANDLORD'S NAME _____

GUARANTOR'S NAME(S) _____

RENT AMOUNT: _____

LEASE DATES: _____

_____ and _____ (hereinafter the "Guarantor(s)") hereby agree(s) unconditionally and irrevocably that they individually, jointly and severally do personally guaranty the payment of rent on the demised premises for so long a period as the tenant shall remain in the space. The Guarantor(s) agree(s) with the landlord that in the event of a default in the payment, or performance of any of the obligations of this rider or of the agreement of lease, then the Guarantor(s), upon receipt of demand by Landlord, shall pay such rent or additional rent and any arrears demanded by the Landlord, and shall remain personally liable for all sums due during the period in which the tenant shall remain in possession. The Guarantor(s) will be personally liable for any expenses incurred by the Landlord for the payment of any and all work required to restore the premises to its original condition on the date in which the tenant took possession and moved into the premises, said condition to be determined solely by the Landlord.

The undersigned Guarantor(s) guarantee(s) to the Landlord, Landlord's successors and assignees, the full performance observance of all agreements to be performed and observed by the tenant in the attached lease, including the "Rules and Regulations" as therein provided, any and all obligations imposed upon the tenant by contract or by law, in any way arising out of the aforesaid lease, the Landlord-Tenant relationship and the tenant's use and occupancy of the subject unit, without requiring any notice to either Guarantor(s) of non-payment, or nonperformance, or proof or notice of demand to hold the undersigned responsible under the guaranty, all of which the undersigned hereby expressly waives and expressly agrees that the legality of this agreement and the agreements of the Guarantor(s) under this agreement shall not be ended, or changed by reason of the claims to owner against tenant of any of the rights or remedies given to the owner as agreed in the attached lease. The Guarantor(s) further agree(s) that in any action or proceeding brought by either Landlord



or Guarantor(s) against the other on any matters concerning the lease or of this guaranty that Landlord and the undersigned Guarantor(s) shall and do WAIVE TRIAL BY JURY.

Service of the demand for the rent and/or the unfilled obligations of the tenant in the demised property, and any other notices and/or service of process; shall be made upon the Guarantor care of the tenant (C/O), and on the tenant solely at the demised premises.

The Guarantor(s) acknowledge(s) that the subject matter of this contract has a material and substantial nexus with Kings County such that "Long-Arm" Jurisdiction shall be appropriate. The Guarantor(s) consent(s) to jurisdiction under the laws of the State of New

York and that Kings County is the venue proper and further agrees to accept service of any documents at the address of the tenant.

No failure on the part of the Landlord to exercise the right or power under this agreement shall constitute a waiver of or otherwise affect any such right, power or privilege of the Landlord, nor shall any single or partial exercise thereof.

Dated _____ X _____ SS# _____
Guarantor's Signature

Guarantor's Address: _____

On the _____ day of _____, _____, before me personally came _____

_____ -to me known to be the individual described in and who executed the foregoing agreement and acknowledged to me that (s)he executed the same.

X _____ Notary Public: _____

Dated _____ X _____ SS# _____

Guarantor's Signature

Guarantor's Address: _____

On the _____ day of _____, _____, before me personally came to me known to be the individual described in and who executed the foregoing agreement and acknowledged to me that (s)he executed the same.

X _____
Notary Public

Guarantor Credit Authorization

I, _____, hereby agree to be equally liable for payment of the rent on Unit # ____ at _____ for the lease signed by _____ on ____/____/____.

The guarantor shall remain in full force and effect until the expiration of the lease.

Name (please print): _____
Date of Birth: ____/____/____ Social Security Number: _____-____-____
Home Address: _____ Apt #: _____
City: _____ State: _____ Zip Code: _____
Home Phone #: _____ Alt. Phone #: _____

Occupation: _____
Employer: _____
Employer Address: _____
Approximate Annual Income: _____
Bank Name(s): _____
Type(s) of Account(s): _____

I (print name), _____ hereby authorize Realty Collective, LLC to obtain a credit report for a non-refundable fee of \$20.00. I understand this report may be shared with landlords, owners, property managers, and/or other persons or entities involved in the tenant screening process, for the purpose of securing an apartment.

X _____
Signature



www.realtycollective.com

P: 718.834.1440 | F: 347.412.9878

On the _____ day of _____, _____, before me personally
came-_____to me known to be the individual described
in and who executed the foregoing agreement and acknowledged to me that (s)he executed
the same.

X_____

Notary Public