



# **Goebel Commercial Realty, Inc.**

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**Thank you for your interest in being a cosigner!**

Please provide the following items to apply as a guarantor:

- Application (enclosed)
- Notarized Guarantor Joinder (form enclosed)
- A copy of your driver's license or other state-issued photo ID
- Last 4 weeks of paystubs for current employment or other proof of verifiable income, such as your W2s or summary page of the current year's taxes
- Application Fee (cashier's check or money order only): \$35 per person aged 18 or older

Our office hours are Monday- Friday 8-5 Central time, closed daily from noon- 1 for lunch. You may submit paperwork in person or via drop slot at Goebel Realty's office, or you may email or fax it back including a copy of the check or money order for the guarantor's application fee.

If applying by email or fax, please mail the application fee along with all hard- copy documents **within 2 business days** to Goebel Realty, 728 N Cross Pointe Blvd, Evansville, IN 47715. We cannot finalize a decision without the originals. **Your Guarantor Signature on the Joinder page must be notarized or witnessed in office by a Goebel Representative.**

**To qualify as a cosigner:**

**Rental history** – Cosigner must have one-year good, continuous rental history or mortgage history. Prior unsatisfactory rental history and/or lease violations may result in automatic denial.

**Income** – Gross monthly income must meet or exceed three times (3x) the rent.

**Credit history** – Credit history established in the past two years must have a positive rating. Satisfied/Unsatisfied evictions, foreclosures, bankruptcies, judgments, tax liens, or repossessions may result in automatic denial. Until further notice, we currently exclude medical accounts.

**Criminal background** – Criminal background check will be conducted by management. Any problems with drugs, violence, or any criminal activity that could impact our property or other residents may automatically disqualify the application.

Please contact me with any questions or concerns!

Best Regards,  
Goebel Commercial Realty  
812-422-9054 (Office)  
812-422-4840 (Fax)

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**728 N. Cross Pointe Blvd.  
Evansville, IN 47715**

**Phone (812) 422-9054  
FAX (812) 422-4840**

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**Rental Application**



**Goebel Commercial Realty, Inc.**

1011 W. Franklin St.  
Evansville, IN 47710

Ph. (812) 401-5995 FAX (812) 422-4840

Professionally managed by:



**Goebel**  
Commercial Realty, Inc.

**Personal Information**

Title	First	Middle	Last	Suffix	Applying As (Check One): Lessee <input type="checkbox"/> Guarantor <input type="checkbox"/>	
Current Address					City	State
City					State	Zip
Date apartment/home needed						
Drivers License Number	State		Mother's Maiden Name		Social Security Number	
Home Phone		Work Phone		Ext	Cell Phone	
How Long at Current Address		E-Mail			Date of Birth	
Landlord		Landlord Phone		Pets		Pet Weight

**Current Employment & Salary**

Employed <input type="checkbox"/>	If Not Employed, Please Describe			Company Name	Position
How Long	Address		City	St	Phone
					Gross Monthly Income

**List All Other Co-Applicants and Occupants Below**

Name	Social Security Number	Date of Birth	Employer	Gross Monthly Income
Name	Social Security Number	Date of Birth	Employer	Gross Monthly Income
Name	Social Security Number	Date of Birth	Employer	Gross Monthly Income
Name	Social Security Number	Date of Birth	Employer	Gross Monthly Income

**Previous Employment & Salary**

Company Name		Address		City	St	Position
How Long	Phone		FAX		Gross Monthly Income	
Other sources of income you would like us to consider?			Amount	Source	Net Worth	

**Prior Residence Information**

Prior 1 Address	City	St	Zip	Moved In	Moved Out	Reason For Leaving	Landlord Name	Phone
Prior 2 Address	City	St	Zip	Moved In	Moved Out	Reason For Leaving	Landlord Name	Phone

**Credit Information**

Creditor Name		City	St	Account Number	
Creditor Name		City	St	Account Number	
Ever Filed Bankruptcy?	Ever Evicted?	Refused to Pay Rent?	Has Anyone Listed Above Ever Been Convicted of a Felony?		If YES to any of these, please explain on reverse side.

**Personal References**

Name	Address	City	St	Zip	Phone	How Long?	Relationship
Name	Address	City	St	Zip	Phone	How Long?	Relationship

**Emergency Contact**

Contact Name	Address		City	St	Zip	Relationship
Home Phone	Cell Phone	Work Phone	Ext	Other		

**Vehicle Information**

Primary Vehicle Make / Model	Year	Color	Tag Number	State
Primary Vehicle Make / Model	Year	Color	Tag Number	State

In compliance with the fair credit reporting act, this is to inform you that a credit investigation involving the statements made on your rental application for tenancy at the above mentioned apartment community/home is being initiated. I/We certify that to the best of my/our knowledge all statements are true and complete. I/We further authorize you to obtain credit reports, character reports, criminal background, employment information and verify rental history as necessary to verify all information put forth in the above referenced application for tenancy. I/We realize any false information will disqualify the rental application and will cancel any lease agreement at the sole discretion of the lessor. We further understand that application fees are non-refundable.

Signed	Signed
Applicant	Applicant
Dated	Dated

GUARANTOR JOINDER

Each Guarantor (identified below), jointly and severally with all other Guarantors, if any, identified below, or (as applicable) as tenants by entirety, if married, hereby guarantees the observance and performance when due of all agreements and obligations of Tenant under the attached Lease, as same may be amended, renewed or extended from time to time by Landlord and Tenant, including without limitation, payment of all Rent when due. Guarantor's obligation hereunder is that of a surety, and in the event of a default by Tenant, Landlord may proceed against Guarantor without first proceeding against Tenant. This Guaranty is an irrevocable, absolute and unconditional guaranty of payment and of performance, and shall be enforced against Guarantor without the necessity of any suit or proceedings of any kind or nature whatsoever by Landlord against Tenant and without the necessity of resorting to any security under the Lease or any need to give notice of nonpayment, nonperformance or nonobservance or of any notice of acceptance of this Guaranty, all of which Guarantor hereby expressly waives (except any non-waivable notices required by applicable law). Guarantor hereby expressly agrees that the validity of this Guaranty and the obligations of Guarantor hereunder shall in no way be terminated, affected, diminished, or impaired by reason of the failure to assert by Landlord against Tenant any of the rights or remedies reserved to Landlord pursuant to the provisions of the Lease or available at law. Guarantor shall be primarily obligated under the Lease as if it had executed the Lease as Tenant. Guarantor waives receipt of all notice from Landlord hereunder and under the Lease (except any non-waivable notices required by applicable law), including without limitation notice of default by Tenant and notice of any amendment of this Lease by Tenant. This Guaranty and/or any of the provisions hereof cannot be modified, waived or terminated unless such modification, waiver or termination is in writing signed by Landlord. Guarantor waives trial by jury in any litigation involving the Lease or this Guaranty. Notwithstanding any contrary provision of the Lease, this Guaranty, or of non-waivable law, no Landlord Party (as defined in the Lease) shall be responsible to any Tenant Party (as defined in the Lease), and Guarantor, for itself and all other Tenant Parties, hereby releases all Landlord Parties from covenants not to sue any Landlord Party with respect to, and shall indemnify and hold harmless all Landlord Parties against, all claims, losses, damage, suits, actions, costs, and expenses (including without limitation legal fees and expenses) relating to: (i) any fire, accident, injury, death, or property damage or theft occurring in or with respect to the Unit or the Facility, to the extent caused by or affecting Tenant or any guest of Tenant at the Premises, (ii) any crime or tortuous act occurring or committed in the Unit or the Facility, to the extent caused by or affecting Tenant or any guest of Tenant at the Premises, (iii) any personal conflict between tenant and any other person occurring at the Facility, (iv) any interruption or failure of heat, electrical, water, sewer, telephone, cable, TV, telephone, or any other service at, or the malfunction of any machinery or appliances serving the, Premises, and (v) any defect in the heating, gas, electrical, water, or sewer systems serving the Premises, except and solely to the extent that any of the foregoing directly result from the gross negligence or willful misconduct of Landlord or Agent. Guarantor acknowledges that neither Landlord nor Agent has made any representations to Guarantor concerning the safety of the Facility or the Premises or the effectiveness or operability of any security devices or security measures at the Facility or the Premises. Guarantor acknowledges that Landlord and Agent neither warrant nor guarantee the safety or security of Tenant or its guests against any criminal, tortuous or wrongful acts of any person and hereby releases all, and covenants not to sue any Landlord Parties, and waives any and all claims, liability, suits, actions, and causes of action against any Landlord Party, with respect to personal injury, death or property damage suffered by Tenant as a result of any criminal, tortuous or wrongful act by the person, including without limitation another tenant of the Facility, but excluding gross negligence and willful misconduct by Landlord or Agent. This Guaranty shall be enforced and construed in accordance with the laws of the state in which the Facility is located (without regard to principles of conflicts of law) and shall be binding upon Guarantor, his/her/their heirs, executors, administrators, legal representatives, successors, and assigns and shall inure to the benefit of all Landlord Parties and their respective heirs, executors, administrators, successors, and assigns.

Guarantor Signature: \_\_\_\_\_

Telephone: \_\_\_\_\_

Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Social Sec. No. \_\_\_\_\_

Employer: \_\_\_\_\_

Address: \_\_\_\_\_

Employer's phone: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, before me, a notary public, the undersigned officer, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the person whose name is set forth above and acknowledges that he/she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

My County of Residence:

\_\_\_\_\_

Notary Public

\_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

**FOR OFFICE USE ONLY**

Guarantor signature was verified by owner's representative.  
(Notary required if returned to Landlord by mail)

Verification was by:  phone  face-to-face meeting  by Notary

Telephone numbers called (if applicable) \_\_\_\_\_

Name of Owner's Representative who talked to Guarantor \_\_\_\_\_