



Dear Co-Signer:

The attached co-signer form and co-signer application are required because the applicant does not qualify for the apartment/home for one or more of the following reason(s):

- You are listed as their major source of income.
- They do not make 2 1/2 times the rent in stable, verifiable income.
- They do not have a previous landlord reference.

Please complete the attached co-signer form (page 2) and the co-signer application form (page 3) and submit a \$25 application fee.

Co-signer form

Please fill in ALL blanks, sign, date, and have the form notarized.

Co-signer application form

Complete with YOUR co-signer information.

Sign and date.

Please fax the notarized co-signer form and co-signer application form to the Mountain-n-Plains office within 48 hours of the applicant submitting the application to Mountain-n-Plains. Mail the original forms to the Mountain-n-Plains office.

ALL CO-SIGNER FORMS MUST BE RECEIVED BY MOUNTAIN-N-PLAINS, INC. WITHIN 48 HOURS OF APPLICATION BEING SUBMITTED.

Qualifications

Each person applying to be a co-signer will be approved or denied based on their personal qualifying score. All co-signers must have a valid social security number in order to be taken into consideration. Co-signers personal qualifying score will depend on: (1) the length of time you have received a stable verifiable monthly income; [co-signer must have at least 2 ½ times the rent in stable verifiable gross income wages]; (2) the length of time you have been at your present residence; (3) the quality of reference given by your present landlord/mortgage company; (4) the ratio of your debt compared to your monthly income; and (5) your FICO score, public records and credit history. Any credit score of 120 points or above will be approved for the credit portion of the co-signer application process. A co-signer will be denied if their credit score falls under 120 points. Co-signer must not have breached any present or previous rental contract without satisfying ALL requirements as stated by the Landlord and/or the lease contract. Any co-signer who produces a negative rental reference will be denied.



375 E Horsetooth Road, Suite 3-100, Fort Collins, CO 80525
Office (970) 221-2323 ♦ Fax (970) 221-5310
www.mountain-n-plains.com

Dear Parent or Co-Signer:

All blanks must be filled in. Co-signer form will be attached and made part of the lease agreement for:

(Prospective resident's full name here) _____ has applied
for one of our rental properties located at (Property Address)
_____ renting at (FULL amount of one month's rent)
\$ _____ per month on a lease from (Start date of the lease/Move in date) _____ to (Ending date of
the lease) _____ with (# of other occupants) _____ other persons. As you have been listed
on the rental application as a means of support, it is our policy to require acknowledgement and consent from
you.

Please sign the co-signer form below, have it notarized, and return it to Mountain-n-Plains, Inc. You may fax the
notarized copy to our office, but must mail the original copy to us as soon as possible. The property may be
returned to the rental market if applicant's co-signer form is not received within 48 hours of application being
submitted.

This form is an acknowledgement that (co-signer -please print full name)

_____ accepts financial
responsibility for the lease term and all subsequent renewal lease terms. Financial responsibility includes, but is
not limited to, payment of any unpaid rents, utilities, late fees and any damage incurred to the property by the
above applicant, whose relationship to me is _____. I am fully aware that the lease
states each applicant is jointly and severally liable for all financial obligations of this lease, therefore; as
co-signer, I will also be jointly and severally liable for all financial obligations. If legal action is necessary
concerning this agreement, I understand and agree that the jurisdiction and venue for such action will be in the
county in which the property resides, in the State of Colorado.

Any faxed documents with signatures pertaining to the lease, accepted in good faith, shall be
considered original signatures.

Date: _____

Co-Signer's Signature _____

Complete Address _____

Social Security # _____

Phone # _____

PLEASE NOTE: THIS STATEMENT MUST BE NOTARIZED

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____
THE FOLLOWING PERSON(S) _____

MY COMMISSION EXPIRES: _____

NOTARY SIGNATURE: _____



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Co-Signer for: (Prospective applicant) _____

Property Address: _____ Move-in Date: _____

CO-SIGNER'S NAME _____ SS# _____ DOB: _____

CO-SIGNER'S NAME _____ SS# _____ DOB: _____

TELEPHONE: HOME _____ WORK _____ OTHER _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

LANDLORD/MORTGAGE CO. _____ MONTHLY PAYMENT _____

LANDLORD'S PHONE # _____ DATES OF OCCUPANCY FROM _____ TO _____

EMPLOYMENT _____ HUMAN RESOURCES # _____

ADDRESS _____ SUPERVISOR _____

MONTHLY INCOME _____ DATES OF EMPLOYMENT FROM _____ TO _____

OTHER INCOME (PLEASE EXPLAIN) _____

CO-SIGNER AGREEMENT: I have examined the information I have provided on this application and hereby agree that all the questions I have answered are true to the best of my knowledge. I understand and agree that this application is subject to approval by Agent based primarily on the information I have supplied on this application. I hereby waive any claim for damages if my application is not accepted. On behalf of the owner and any assignees, I hereby authorize Agent to obtain a current credit bureau report, and to call or write any of my references for verification that the statements are true and accurate I also authorize Agent to make further credit inquiries in regard to continued creditworthiness and collection of unpaid rent or damages to the premises. Your credit report may be shared with principle owner(s) and assignees. This application will be attached and made part of the lease agreement.

AGENCY DISCLOSURE: Mountain-n-Plains, Inc., hereinafter known as Agent, is a licensed Real Estate Agency in the State of Colorado and Charlie Koons, CPM is the current managing broker. Agent is managing and or leasing the property as Agent for the owner and is not the agent of the Resident. Any leasing and/or management fees due Agent for this transaction will be paid by the owner and not by the Resident. Agent owes duties to the owner, which includes good faith, loyalty, and fidelity and will negotiate on behalf and act as an advocate for the owner. Agent shall disclose to Resident all adverse material facts about the property actually known by us (subject to the limitations of section 38-35.5 – 101, C.R.S.). Applicant should not tell Agent any information which applicant does not want shared with the owner. Resident shall not be vicariously liable for Agent's acts when Agent acts as Agent of the owner. (Vicarious liability is a principal's liability for the acts of an agent when the agent is acting within the scope of the agent's employment.)

Any faxed documents with signatures pertaining to the lease, accepted in good faith, shall be considered original signatures.

Date _____ Co-Signer's Signature _____

Date _____ Co-Signer's Signature _____