

PROPERTY SERVICES OF GRAND JUNCTION, INC.  
2505 FORESIGHT CIRCLE #A  
GRAND JUNCTION, CO 81505  
(970) 245-1178 FAX (970) 245-5673

**PLEASE MAKE SURE APPLICATION IS  
COMPLETE:**

**CREDIT REPORT FEE(S) AND SECURITY DEPOSIT WILL BE  
COLLECTED WHEN APPLICATION IS SUBMITTED.**

**NO PERSONAL CHECKS WILL BE ACCEPTED.**

**Application fee is \$30.00 per applicant (Cash or Money Order)  
Deposit for property must be brought in with application. (Cashier's  
Check or Money Order- WE WILL NOT TAKE CASH FOR THE  
DEPOSIT)**

**Landlord References:**

Current and previous addresses, landlord information, and correct phone numbers.

**Employment:**

Correct phone numbers, supervisor, job title.

**Income-** 3X the amount of monthly rent needs to be verified with:

- 1-month current paystubs, or offer letter, or statement from employer.
- If retired, disabled, or on SSI, we will need the award letter or last 3 months bank statements.
- If you receive child support, we will need the Divorce Decree.
- If you are self-employed, we will need the last 2 years tax returns, first 2 pages and Schedule C.

**References-** A friend or neighbor that HAS BEEN IN YOUR HOME BUT IS NOT A RELATIVE.

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**TENANTS' PERSONAL CREDIT AND BACKGROUND INFORMATION**

Name of Tenant \_\_\_\_\_ SSN \_\_\_\_\_ DOB \_\_\_\_\_  
                            **First**                    **Middle**                    **Last**  
Cell # \_\_\_\_\_ Home # \_\_\_\_\_ Driver's License # \_\_\_\_\_  
Email \_\_\_\_\_  
**Present Address** \_\_\_\_\_ Amt. Of Rent \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ How long? \_\_\_\_\_  
Landlord/Agent \_\_\_\_\_ Phone \_\_\_\_\_  
**Previous Address** \_\_\_\_\_ Amt. Of Rent \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ How long? \_\_\_\_\_  
Landlord/Agent \_\_\_\_\_ Phone \_\_\_\_\_

Name of Co-Tenant \_\_\_\_\_ SSN \_\_\_\_\_ DOB \_\_\_\_\_  
                            **First**                    **Middle**                    **Last**  
Cell # \_\_\_\_\_ Home # \_\_\_\_\_ Driver's License # \_\_\_\_\_  
Email \_\_\_\_\_  
**Present Address** \_\_\_\_\_ Amt. Of Rent \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ How long? \_\_\_\_\_  
Landlord/Agent \_\_\_\_\_ Phone \_\_\_\_\_  
**Previous Address** \_\_\_\_\_ Amt. Of Rent \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ How long? \_\_\_\_\_  
Landlord/Agent \_\_\_\_\_ Phone \_\_\_\_\_

List People to occupy unit: \_\_\_\_\_

Smokers? Y/N    Animals? Y/N    **\*NOTE- There is an additional \$300.00 refundable pet deposit and \$25.00 additional rent (both are per pet); unless otherwise approved by the property manager or property owner.**

Age: \_\_\_\_\_ Weight: \_\_\_\_\_ Breed: \_\_\_\_\_ Male/Female Spayed/Neutered  
Age: \_\_\_\_\_ Weight: \_\_\_\_\_ Breed: \_\_\_\_\_ Male/Female Spayed/Neutered

Car Make \_\_\_\_\_ Car Make \_\_\_\_\_  
Year \_\_\_\_\_ Year \_\_\_\_\_  
Model \_\_\_\_\_ Model \_\_\_\_\_  
Color \_\_\_\_\_ Color \_\_\_\_\_  
License # \_\_\_\_\_ License # \_\_\_\_\_

**OCCUPATION**  
**PLEASE INCLUDE 1 MONTH PAYSTUBS AND/OR OFFER LETTER**

Tenants' Present Occupation: Employer _____ Job Description _____ Bus. Address _____ Bus. Phone _____ Supervisor _____ How Long? _____ Monthly Gross Income _____	Co-Tenants' Present Occupation: Employer _____ Job Description _____ Bus. Address _____ Bus. Phone _____ Supervisor _____ How Long? _____ Monthly Gross Income _____
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**If employed less than two years, give same information on prior occupation.**

Tenant: Employer _____ Job Description _____ Bus. Address _____ Bus. Phone _____ Supervisor _____ How Long? _____ Monthly Gross Income _____	Co-Tenant: Employer _____ Job Description _____ Bus. Address _____ Bus. Phone _____ Supervisor _____ How Long? _____ Monthly Gross Income _____
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**REFERENCES**

**(PERSONAL REFERENCE IS A FRIEND OR NEIGHBOR THAT HAS BEEN IN YOUR HOME-NOT A RELATIVE.)**

Personal Reference _____ Address _____ _____ Phone _____ Length of Acquaintance _____ Occupation _____	Personal Reference _____ Address _____ _____ Phone _____ Length of Acquaintance _____ Occupation _____
Nearest Relative _____ Address _____ _____ Phone _____ Relationship _____	Nearest Relative _____ Address _____ _____ Phone _____ Relationship _____

**CRIMINAL HISTORY**

Have you or a co-resident ever been convicted of a crime? \_\_\_\_\_ If yes, please complete the following:

- a). Date of conviction: \_\_\_\_\_
- b). Charge (s): \_\_\_\_\_
- c). Place of conviction (s): \_\_\_\_\_
- d). Case Number (s): \_\_\_\_\_

Are you or a co-resident on Probation or Parole? \_\_\_\_\_ If yes, please answer the following:

Name and address of supervising officer:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there any pending criminal charges against you or a co-resident? \_\_\_\_\_ If yes, please answer the following:

- a). Charge (s) pending: \_\_\_\_\_
- b). Date of charge (s): \_\_\_\_\_
- c). Court: \_\_\_\_\_
- d). Case Number (s): \_\_\_\_\_

**BED BUGS**

Are you aware of any factor or circumstances that you, your personal property, or your current or previous residences were exposed to bed bugs?      **YES** \_\_\_\_\_ **NO** \_\_\_\_\_

If YES, Applicant makes the following disclosures regarding Applicant's exposure to bed bugs: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

If you have been exposed to bed bugs within the last two years:

Do you represent and warrant that all your personal property has been inspected, professionally treated if warranted, and that no bed bugs are present in your personal property?

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

Do you authorize Landlord/Agent to obtain for review documentation regarding such exposure, and will you upon Landlord's request make all your personal property available for inspection to confirm the absence of bed bugs?

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**\*NOTE-If you have been exposed to bed bugs, and are unwilling to give the information requested above, warranties, and authorizations, your application will be denied.**

**QUESTIONS:**

How did you find out about us? (newspaper, internet, referral, etc.) \_\_\_\_\_

Have you ever filed a petition of bankruptcy? \_\_\_\_\_ Have you ever been evicted from any tenancy or had an eviction served on you? \_\_\_\_\_ Have you ever willfully and intentionally refused to pay any rent when due? \_\_\_\_\_

**I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AUTHORIZE ALL VERIFICATION AND THE OBTAINING OF A CREDIT REPORT.** I agree that the Landlord may terminate any agreement entered in reliance on any misstatement made above. Dated \_\_\_\_\_

Applicant \_\_\_\_\_ Applicant \_\_\_\_\_

**Additional Notes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RECEIPT FOR APPROVAL PROCESSING DEPOSIT**

Application to rent Unit # \_\_\_\_\_ located at \_\_\_\_\_  
In the City of \_\_\_\_\_, Colorado, subject to approval by the undersigned and vacating by the present tenants/ Received the sum of \$\_\_\_\_\_ as application fee and NON-REFUNDABLE \$\_\_\_\_\_ credit report fee for application by \_\_\_\_\_ occupant (s) and \_\_\_\_\_ pet(s). Occupancy if approved beginning on \_\_\_\_\_, \_\_\_\_\_, for \_\_\_\_\_ months. Applicant agrees to rent said premises at \$\_\_\_\_\_ per month, payable monthly in advance. In the event of such approval and vacating of the premises, this application deposit shall be applied to the Security, Damage and/or Cleaning deposit whose amount is \$\_\_\_\_\_. If, after approval, applicant is unable or unwilling to take possession on the date agreed to by both parties, or full rent and deposits are not paid when due prior to move-in, all rights of applicant shall terminate and a \$400 application fee (or full deposit if less than \$400) shall be retained by the Landlord.

Applicant \_\_\_\_\_ Applicant \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_

Received: Date \_\_\_\_\_ Time \_\_\_\_\_

**FOR OFFICE USE ONLY:**

Approved/Disapproved \_\_\_\_\_  
Agent/Owner \_\_\_\_\_ Date \_\_\_\_\_

**Additional Notes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_