

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 ONLY)
Security Deposit for property must be brought in with application.
(Cashier's Check or Money Order- WE WILL NOT TAKE CASH
FOR THE DEPOSIT). This payment must not include the
application fee(s).**

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:	Co-Tenants' Present Occupation:
Employer _____	Employer _____
Job Description _____	Job Description _____
Bus. Address _____	Bus. Address _____
Bus. Phone _____	Bus. Phone _____
Supervisor _____	Supervisor _____
How Long? _____	How Long? _____
Monthly Gross Income _____	Monthly Gross Income _____

If employed less than two years, give same information on prior occupation.

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

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:

