



759 Horizon Drive, Ste.B
Grand Junction, Co 81506-8737
Ph. (970)-263-7250
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Revised Oct 2019

RENTAL APPLICATION

Property _____ Rent \$ _____ Date _____
Requested move in date _____ Security Deposit \$ _____

Viewed property _____ (initial) Property is clean & in good repair _____ (initial)
Tenant acknowledges emailed receipt for application fee _____

NON-REFUNDABLE Application Fee \$40 Cash paid _____ Photo ID attached _____

Every occupant over the age of 18 MUST fill out a separate application (even if married).

Renters insurance with ABC Property Management listed as an additional insured is required before keys will be issued.

Name First _____ Middle _____ Last _____
Phone # _____ DOB ____/____/____ SS# _____-____-____
Email _____

Proposed Occupants (occupancy limited to 2 people per bedroom)

Name _____ Relationship _____ Occupation _____ Age _____
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Name _____ Relationship _____ Occupation _____ Age _____

Proposed Animals: No snakes. No vicious/aggressive animals allowed. All animals must be authorized by ABC Property Management. ABC Property Management can revoke a pet approval at any time. An Animal Policy must be properly filled out and signed prior to lease signing. \$50 extra per month per pet. A photo of proposed animal(s) must be submitted with application. \$500/month fee for unauthorized animals. Number of animals per property may be limited at the discretion of ABC Property Management.

Type/Breed _____ Name _____ Age _____
Type/Breed _____ Name _____ Age _____

Employment:

Current Employer _____ How long? _____
Position _____
Address _____ Phone# _____
Supervisor _____ Phone# _____

Previous Employer _____ How long? _____
Address _____ Phone# _____
Supervisor _____ Phone# _____

Current Income \$ _____ per month Hours worked per week _____ \$ _____/Hour
Source of Income other than employment _____ \$ _____/mo

If self-employed proof of financial income must be provided.

All information on this page is correct. Tenant Initials _____

HAP applicant / Section 8? _____ Case Manager _____ Phone# _____

Present Address _____ City _____ State _____ Zip _____
Current Landlord _____ Phone# _____

Length of time at address _____ Reason for Moving _____

Current rent _____ Is your current rent up to date? _____

Previous Address _____ City _____ State _____ Zip _____
Current Landlord _____ Phone# _____

Length of time at address _____ Reason for Moving _____

Previous rent _____ Was your current rent up to date? _____

Emergency Contact (not living with you)

Name _____ Relationship _____

Address _____ Phone# _____

Name _____ Relationship _____

Address _____ Phone# _____

Personal Reference (not related and not living with you)

Name _____ Relationship _____

Address _____ Phone# _____

Name _____ Relationship _____

Address _____ Phone# _____

Vehicle Information: No inoperable, unlicensed vehicles are allowed to be on premises.

Make _____ Model _____ Year _____ Color _____ Lic.# _____

Make _____ Model _____ Year _____ Color _____ Lic.# _____

Applicant Questionnaire/Authorization: (yes or no)

Is Applicant a smoker or non-smoker (circle one)

Has Applicant ever been sued for bills? _____ Has Applicant ever been bankrupt? _____

Has Applicant ever been guilty or charged with a felony? _____ If yes, explain _____

Has Applicant ever broken a lease? _____

Has Applicant ever been evicted or locked out of their apartment by the sheriff? _____

Has Applicant ever been brought to court by another landlord? _____

Has Applicant ever moved owing rent or damaged a rental unit? _____

Is the total move-in amount available now (rent and deposit)? _____

Landlord has sole discretion in approving any applicant. Applicant authorizes the Landlord to contact past and present landlords, employers, creditors, credit bureaus, neighbors and any other sources deemed necessary to investigate applicant for credit and criminal history. All information on this application is true, accurate, and complete to the best of Applicant's knowledge. **Landlord reserves the right to deny tenant residency if information provided is incomplete or found to be false.** Applicant agrees for Landlord to run a credit, criminal background, & eviction check. Landlord reserves the right to increase the advertised Security Deposit amount due to information obtained during application process.

ANY PERSON OR FIRM IS AUTHORIZED TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A PHOTOCOPY OF THIS FORM AT ANY TIME.

Applicant Signature _____ Date _____

Printed Name