



RENTAL APPLICATION

1111 Ute Avenue
Grand Junction, CO 81501
Phone (970)644-5244
Fax (970)236-9266
www.MonumentRidgePM.com

In order to process your application we require all documentation listed below

*A \$40 non-refundable application fee for each person 18 years of age and older

*Full security deposit

*Proof of income for the past 60 days

*Completed application for each person 18 years and older

Property applying for: _____

How did you hear of this property? _____

Number of occupants: _____ Adults: _____ Minor: _____

Type of pets and how many: _____

Type of service animal and how many: _____

Type of emotional support/therapy animal and how many: _____

APPLICANT INFORMATION

Full Legal Name: _____ Phone Number: _____

Drivers license # _____ State: _____ Date of Birth: _____

SS # _____ Email: _____

Have you ever used another name? _____ If yes, name(s): _____

Do you smoke? _____ If yes, what do you smoke: _____

Current Employer: _____ Supervisor: _____

Address: _____ Telephone: _____

City, State, Zip: _____

Position: _____ Monthly Salary: _____

How Long: _____

Current Address: _____ How long: _____

City, State, Zip: _____ Rental Rate: _____

Landlord, name and phone # _____

Previous Address: _____ How long: _____

City, State, Zip: _____ Rental Rate: _____

Landlord, name and phone # _____

Who should we contact in case of emergency? _____

Relationship: _____ Phone # _____ Address: _____

Next of kin/ friend/ address and phone # _____

Have you ever been late in paying rent? _____

Why are you moving? _____

Have you given proper notice to your current landlord? _____

Have you ever been evicted? _____

List all other occupants/names/ages: _____

CO-APPLICANT INFORMATION

Name: _____ Phone Number: _____

Drivers license # _____ State: _____ Date of Birth: _____

SS # _____ Email: _____

Have you ever used another name? _____ If yes, name(s): _____

Do you smoke? _____ If yes, what do you smoke: _____

Current Employer: _____ Supervisor: _____

Address: _____ Telephone: _____

City, State, Zip: _____

Position: _____ Monthly Salary: _____ How Long: _____

Current Address: _____ How long: _____

City, State, Zip: _____ Rental Rate: _____

Landlord, name and phone # _____

Previous Address: _____ How long: _____

City, State, Zip: _____ Rental Rate: _____

Landlord, name and phone # _____

Who should we contact in case of emergency? _____

Relationship: _____ Phone # _____ Address: _____

Next of kin/ friend/ address and phone # _____

Have you ever been late in paying rent? _____

Why are you moving? _____

Have you given proper notice to your current landlord? _____

Have you ever been evicted? _____

List all other occupants/names/ages: _____

FINANCIAL INFORMATION

Bank: _____ Telephone # _____

Address: _____

Checking acct # _____ Saving acct# _____

Have you ever filed for bankruptcy? _____

Do you have any judgements against you? _____

What installment payments do you have delinquent? _____

Monthly Obligations:

Name _____	Payment \$ _____	Balance \$ _____
Name _____	Payment \$ _____	Balance \$ _____
Name _____	Payment \$ _____	Balance \$ _____
Name _____	Payment \$ _____	Balance \$ _____

AUTOMOBILE INFORMATION

Make _____ Year _____ Color _____ Model _____ License _____

Make _____ Year _____ Color _____ Model _____ License _____

Make _____ Year _____ Color _____ Model _____ License _____

CRIMINAL HISTORY

1. Have you ever been convicted of or pleaded guilty or 'no contest' to a felony (whether or not resulting in a conviction)?

Applicant: Yes _____ No _____

Co-Applicant: Yes _____ No _____

2. Have you ever been convicted of or pleaded guilty or 'no contest' to a misdemeanor involving sexual misconduct (whether or not resulting in a conviction)?

Applicant: Yes _____ No _____

Co-Applicant: Yes _____ No _____

OFFICE USE ONLY

Rental Rate: _____ x _____ = _____

Total household income _____ FED List? _____

DISCLOSURE AND AUTHORIZATION

The undersigned declares the information on this rental application is true and correct, and understands that false statements may result in rejection of this and any future applications for housing which we manage. The undersigned does further understand that all person or firms named may freely give any requested information concerning me and I hereby waive all right to action for consequences resulting from such information. By my signature below, I authorize the investigation and release of the information on all statements contained herein, including but not limited to a credit check, to Monument Ridge Property Management and/or its principal and/or the owner of any property which I am applying to occupy.

I further understand and agree that Monument Ridge Property Management will relay upon this Rental Application as an inducement for entering into a rental agreement or lease and I warrant that the facts contained in this application are true. If any facts prove to be untrue, Monument Ridge Property Management may terminate my tenancy immediately and collect from me any damages incurred including reasonable attorneys fees resulting there from.

You are also herein notified that a negative credit report reflecting your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental obligations in any way.

Monument Ridge Property Management welcomes all applicants and supports fair housing, We do not refuse to lease or any housing accommodations or property nor in any other way discriminate against a person because of sex, marital status, race, creed, religion, age, familial status, physical or mental handicap, color or national origin.

In the event that a rental unit allows pets, a \$400 pet deposit (per animal) is required and will be due in full when a lease is signed. Certain dog breeds are restricted from our units in the interest of safety for all of our tenants.

Notice of the contractual relationship between the Property Owner and Monument Ridge Property Management: Monument Ridge Property Management is an exclusive agent of the Property Owner and represents the Property Owner's interest in any all rental transactions.

Receipt for approval processing deposit

Nonrefundable application fee of \$ _____

Deposit of \$ _____

Total Received \$ _____

Lease starting date: _____

If approved, deposit received will be applied toward tenants security deposit. If applicant provides any false information or, after approval, applicant is unable to take possession on the date agreed to by both parties, or full rent and deposits are not paid when due, all rights of applicants shall terminate and a \$200.00 application fee shall be maintained by Monument Ridge Property Management.

Applicant: _____ Date: _____

Applicant: _____ Date: _____

Applicant: _____ Date: _____