

FORSTER'S PROPERTY MANAGEMENT, LLC
RENTAL APPLICATION

1700 I-70 Business Loop Ste 6, Grand Junction, CO 81501

Ph: 970-234-3300 Fax: 970-433-7224 Email: forsterspm2@gmail.com www.forsterspm.com

See page two for basic requirements and application process.

Desired Property Address _____ Rent/Security Deposit \$ _____
Term of Lease Preferred: 6mo. _____ 1yr. _____ Other _____ Expected Move in date _____
How did you find this property? _____

Applicant - FULL Name _____
Present Address _____
(street address) (city) (state) (zip)
Telephone Number: Hm _____ Wk _____ Cell _____
Email Address _____
D.O.B. _____ Soc.Sec. # _____ Driver License # _____ St _____

Applicant's Employment
Name of Present Employer _____
Address _____
(street address) (city) (state) (zip)
Position _____ Length of Employment _____ Monthly Income _____
Supervisor's Name _____ Phone _____

Previous Employer _____ Position _____
Address _____ Phone _____
Supervisor _____ Length of Employment _____ Monthly Income _____

Other Sources of Income and Amounts: 1. _____ \$ _____ 2. _____ \$ _____

Co-Applicant - FULL Name _____
Present Address _____
(street address) (city) (state) (zip)
Telephone Number: Hm _____ Wk _____ Cell _____
Email Address _____
D.O.B. _____ Soc.Sec. # _____ Driver License # _____ St _____

Co-Applicant's Employment
Name of Present Employer _____
Address _____
(street address) (city) (state) (zip)
Position _____ Length of Employment _____ Monthly Income _____
Supervisor's Name _____ Phone _____

Previous Employer _____ Position _____
Address _____ Phone _____
Supervisor _____ Length of Employment _____ Monthly Income _____

Other Sources of Income and Amounts: 1. _____ \$ _____ 2. _____ \$ _____

Present Landlord or Mortgage Company
Name _____ Phone _____ Move in Date _____
Property Rented _____ Monthly Rent/Mtg Pmt \$ _____ Move out Date _____

Previous Landlord or Mortgage Company (Or Co-Applicant Present Landlord)
Name _____ Phone _____ Move in Date _____
Property Rented _____ Monthly Rent/Mtg Pmt \$ _____ Move out Date _____

Personal References

1. Name _____ Phone _____
Address _____ Relationship _____
2. Name _____ Phone _____
Address _____ Relationship _____

In Case of Emergency, Contact:

Name _____ Cell Phone _____
Address _____ Relationship _____

Occupants - List All Occupants Names and Ages:

Pets? Yes ___ No ___ List All: Name _____ Type/Breed _____ Wt _____ Age _____
Name _____ Type/Breed _____ Wt _____ Age _____
Name _____ Type/Breed _____ Wt _____ Age _____

Vehicles - List Vehicles to be Parked at Premises: Make/Model _____ Yr _____ License Plate/State _____
Make/Model _____ Yr _____ Plate/State _____ Make/Model _____ Yr _____ Plate/State _____
Make/Model _____ Yr _____ Plate/State _____ Make/Model _____ Yr _____ Plate/State _____

Credit/Criminal History

List all Credit Obligations with Minimum Monthly Payments (Car Payments, Mortgages, Credit Cards, Loans, Etc)

1. _____ \$ _____ 4. _____ \$ _____
2. _____ \$ _____ 5. _____ \$ _____
3. _____ \$ _____ 6. _____ \$ _____

Answer the follow with a yes or no: Have any of the occupants listed on this application:

Filed **Bankruptcy** in the Last 7 Years? **Yes / No** Been **Evicted** in the Last 7 Years? **Yes / No** Broken a Lease? **Yes / No**
Required to register as a sex offender? **Yes / No** Which Occupant? _____
In the last 5 Years Been Convicted of a Felony? **Yes / No** Which Occupant? _____
In the last 5 Years Received a Deferred Adjudication for a Felony? **Yes / No** Which Occupant? _____
Currently on Probation/Parole? **Yes / No** Which Occupant and for what? _____

Sign and date pg 2 of the Brokerage Disclosure to Tenant Definitions of Working Relationships and return with application.

The above listed applicant(s) declares that all statements made in this application are true and complete. Applicant(s) hereby authorize the verification of all information in this application and the obtaining of credit reports and background checks. If the applicant/co-applicant has given any false information the Landlord is entitled to reject the application.

Signature of Applicant Date

Signature of Co-Applicant Date

**Please return your COMPLETED application and Brokerage Disclosure to:
1700 I-70 Business Loop Ste 206 or fax to 970-433-7224 or email to forsterspm2@gmail.com.**

APPLICATION PROCESS AND BASIC REQUIREMENTS:

Tenant's income must be at least two to three times the amount of rent as a minimum requirement to qualify, depending on rent and utilities. All residents 18 years of age or older must complete an application to be reviewed and must be on the lease. Applicants lacking qualifications may require a cosigner to qualify or may not be approved.

There is no initial fee to submit an application and it may take several days to process, review and qualify applicants. Incomplete applications will not be processed. Once an applicant is qualified, we will call to schedule a showing. **If a qualified applicant chooses to rent a property, a non-refundable processing fee of \$30 per applicant will be required to complete the application process including a Background/Credit Check. Qualified applicants may not be approved if Background/Credit Check returns undisclosed information, past due accounts or amounts due to landlords/utilities.** Payment of Full Security Deposit is required to hold the property, remove it from advertising and must be paid prior to occupancy.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

_____ or real estate which substantially meets the following requirements:
A residential home for rent.
_____.

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On Application Date _____, Broker provided Tenant _____ (Tenant)

with this document via Application _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Forsters Property Management, LLC


Broker