

HERITAGE PROPERTY MANAGEMENT

2650 NORTH AVENUE, SUITE 116

GRAND JUNCTION, CO 81501

PHONE: (970) 243-3186 FAX: (970) 434-4130

\*\*\*This is a legal document: please read the front and back carefully\*\*\*

Application Fee \$35 per adult

TENANT'S PERSONAL AND CREDIT INFORMATION

Property Applying For \_\_\_\_\_

Name of Tenant	Date of Birth	Social Security#			
		Driver's Lic. # State:			
Email address:	Home Phone:				
Current Address:	Cell Phone:				
City/State Zip:					
How long at current address:	Landlord/Agent:	Phone:			
Previous Address (if less than 3 yrs)					
City/State/Zip:					
Other Occupants Names:	Relationship:	Age:			
Pets:	Dog Breed:	Cat:			
Car Make:	Year:	Model:	Color:	Lic. #:	St.:
How did you hear about us?	Sign	Advertisement	Almost Home	Friend	Internet

OCCUPATION

	PRESENT OCCUPATION*	PRIOR OCCUPATION*
Occupation		
Employer		
Self-employed, d.b.a.		
Business Address		
Business Phone		
Type of Business		
Position held		
Name/Title of Supervisor		
How Long		
Monthly Gross Income		

\* If employed less than two years, please provide prior information.

REFERENCES

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

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

OVER

**I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT REPORT AND BACKGROUND CHECK.**

**\*\*\*AGENCY DISCLOSURE\*\*\***

Heritage Property Management is the agent for the property owners, and as such represents the owner's interest in all rental and leasing transactions.

**\*\*\*APPLICATION FEE & MISREPRESENTATION OF FACTS ON APPLICATION\*\*\***

Application fee of \$35.00 is non-refundable and is not applied toward any security deposit or rent. If applicant places a security deposit on any property and does not enter into a lease agreement on that property, then the amount deposited shall be retained for liquidated damages for holding the property off the market. If the applicant enters into a lease agreement, then this document shall become part of the lease. I agree that the Landlord may terminate any agreement entered into in reliance on any misstatement made above.

**APPLICANT CONSENT**

I hereby consent to allow Heritage Property Management, through its designated agent and its employees, to obtain and verify my credit information, criminal information, and/or eviction information for the purpose of determining whether or not to lease to me. I understand that, should I lease the property, Heritage Property Management and its agents shall have continuing right to review my credit information, rental application, payment history, and occupancy history for account review purposes and for improving application review methods.

I, the undersigned, understand that Heritage Property Management is the leasing agent and representative for the owner, and that the leasing agent's fees will be paid by the owner. I acknowledge that this written notice was received prior to the undersigned receiving a lease agreement.

\_\_\_\_\_  
Applicant

Date: \_\_\_\_\_