

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 \$40 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 \$40.00 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: _____