



565 25 Rd., Suite #104
Grand Junction, CO 81505
970-245-6411
Fax 970-245-7400
www.freedomprop.com
info@freedomprop.com

Property Applying For: _____

(Please include House/Unit Number)

How did you find out about the property? _____

Desired Move-In Date: _____

LEASE APPLICATION

Applicant _____

DOB _____ SSN _____ Driver's License _____

Co-Applicant _____

DOB _____ SSN _____ Driver's License _____

Applicant Phone _____ Cell Phone _____ Bus. Phone _____

Co-Tenant Phone _____ Cell Phone _____ Bus. Phone _____

Applicant E-mail _____ Co-Tenant Email _____

List people & ages to occupy unit: _____

Smokers? Yes No Are you a Student? (this does not disqualify you!) Yes No

Pets? Yes No Livestock Yes No Type _____ #of _____

Pet (if allowed, additional deposit required and monthly pet fee): Type _____ Breed _____

Age _____ Height _____ Weight _____

Due to dog bite statistics, and our insurance providers, the following full or partial breeds are prohibited: Akita, Alaskan Malamute, Bullmastiffs, Cane Corso, Chow Chows, Doberman Pinchers, German Shepard, Mastiff, Pit Bull (American Staffordshire Bull Terrier), Rottweiler, Shar pei, Siberian Huskies, Wolf or Wolf Hybrid and/or any dog known to have vicious tendencies or to have bitten anyone. Ferrets are not permitted. Any reptiles must be caged.

If the address(es) below is for applicant only, please include current & previous information for co-applicant on additional pages as needed.

Current Address _____ City _____ State _____ Zip _____

Rent or Own or Other _____ Dates: From _____ To _____

Landlords' Name _____ Telephone # _____ Rent \$ _____

Are you named on the lease? Yes No

Previous Address _____ City _____ State _____ Zip _____

Rent or Own or Other _____ Dates: From _____ To _____

Landlords' Name _____ Telephone # _____ Rent \$ _____

Are you named on the lease? Yes No

Car Make _____

Car Make _____

Year _____ Model _____

Year _____ Model _____

Color _____ License # _____

Color _____ License # _____

Applicant's Present Occupation:

Employer _____

Job Description _____

Bus. Address _____

Phone # to verify employment _____

Supervisor/HR Dept _____

How Long? _____

Monthly Gross Income _____

Co-Applicant's Present Occupation:

Employer _____

Job Description _____

Bus. Address _____

Phone # to verify employment _____

Supervisor/HR Dept _____

How Long? _____

Monthly Gross Income _____

If employed less than two years, give information on prior occupation:

Applicant's Previous Occupation:

Employer _____

Job Description _____

Bus. Address _____

Bus. Phone _____

Supervisor _____

How Long? _____

Monthly Gross Income _____

Co-Applicant's Previous Occupation:

Employer _____

Job Description _____

Bus. Address _____

Bus Phone _____

Supervisor _____

How Long? _____

Monthly Gross Income _____

Applicant Personal Reference

(Must be someone who has been in your home. Do not list a family member in this area)

Name _____

Address _____

Phone _____

Length of Acquaintance _____

Occupation _____

Emergency Contact

Name _____

Address _____

Phone _____

Relationship _____

Co-Applicant's Personal Reference

(Must be someone who has been in your home. Do not list a family member in this area)

Name _____

Address _____

Phone _____

Length of Acquaintance _____

Occupation _____

Emergency Contact

Name _____

Address _____

Phone _____

Relationship _____

In case of serious injury, death of tenant or other, is the above listed person authorized to enter property and remove any or all of the contents? Yes No

Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform) any obligation of a rental agreement or lease? Yes No

Have you ever had a house repossessed/foreclosed on? Yes No

Have you ever been sued for damage to a rental property? Yes No

Have you ever filed suit against a landlord? Yes No

Have you ever broken a lease or been asked to move of a property? Yes No

Have you ever filed bankruptcy? Yes No

Has the bankruptcy been discharged? Yes No

Do you have a water bed an aquarium or any other water filled furniture? Yes No

Do you have renter insurance? Yes No

Have you or a co-applicant ever been convicted of a crime? Yes No

If yes, please complete the following: Applicant Co-Applicant Is this a Felony or Misdemeanor

a) Date of conviction:

b) Charge(s):

c) Place of conviction(s):

d) Case number(s):

Are you or a co-applicant on Probation or Parole? Yes No

If yes, please answer the following:
Name, address and phone number of supervising officer:

Are there any pending criminal charges against you or co-applicant? Yes No

If yes, please answer the following:

a) Charge(s) pending:

b) Date of Charge(s):

c) Court:

d) Case number(s):

AGENCY DISCLOSURE: Freedom Property Mgmt., LLC is working with you as a **Landlord's Agent**. A Landlord's Agent works solely on behalf of the landlord/property owner 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. Tenant/Applicant is a customer. Landlord's Agent is not the agent of Tenant/Applicant. We owe duties to the landlord/property owner of the rental unit which includes utmost good faith, loyalty and fidelity. We will negotiate on behalf of and act as an advocate for the landlord/property owner. Please do not tell us any information which you do not want shared with the seller. You are not vicariously liable (legally responsible) for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, familial status, marital status, or handicap.

I DECLARE THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT REPORT. Applicant authorizes landlord and landlord's agent, at any time before, during, or after any tenancy, to: (1) obtain a copy of Applicant's credit report; (2) obtain a criminal background check related to Applicant and any occupant; (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable or such information. I further agree that the Landlord may terminate any agreement entered into in reliance on any misrepresentation made above.

Applicant _____ Applicant _____
Date _____ Date _____

Application Checklist:

Please provide the following when you turn in your application

We do not "hold" properties while processing an application!

- Background & Credit Check Fee: \$30 for each adult (this is non-refundable)
- Application Fee One half of deposit (1/2) = The application fee will apply towards your security deposit and is refundable if we deny your application for any reason. **Please note: if your application is approved, and the property is ready for occupancy we will only "hold" the unit for 1 week. At that time we require a signed lease, first month's pro-rated rent and the full deposit.** Proof of Income: Copies of paystubs, student loans, child support, etc. Total household gross monthly income must be at least 3x the amount of the rent.
- Notice to vacate: please be sure to notify your current landlord before submitting your application.
- Contact Information: Please make sure that you have included current phone numbers for all references (landlords, employers, and personal references).

Failure to provide all documentation, phone numbers and monies, may delay the processing of your application.

The first approved application with application fee will be given the property. We cannot hold a property while your application is processed. Freedom Property Mgmt., LLC cannot be held responsible if processing your application is delayed or denied because employment and/or housing referral requests are delayed or not answered.

RECIPT FOR APPROVAL

Applicant hereby deposits the amount of \$_____ for a **NON-REFUNDABLE Application Fee** and \$_____ as **Earnest Money** to be applied to the security deposit for the property located at _____, subject to the approval and vacating by the present tenants. The application is for _____ occupant(s) and _____ pet(s). If applicant is approved (with or without a guarantor or double deposit required) and does not enter into a lease agreement, the amount deposited shall be retained as liquidated damages for holding the property off the market. If applicant does enter into a lease agreement then the earnest money shall be applied to the security deposit required under the lease. If applicant is approved and enters into a lease agreement, then this document shall become part of the lease. If the applicant is denied, a denial letter of explanation and the earnest money deposited will be returned within 7 days of notice of denial. Any false information will constitute grounds for rejection of application. Management is hereby expressly authorized to verify the accuracy and correctness of the statements contained herein, to communicate with applicant's employers and creditors, and to procure such other information, which Management may require to evaluate this application. Applicant acknowledges that this application is property of Freedom Property Mgmt., LLC.

Applicant _____

Applicant _____

Date _____

Date _____