

Foresight Village Apartments

New Tenant Checklist/Application

These are to be provided prior to final approval of application:

____ Proof of income (2 most recent paystubs or equivalent for potential tenants and co-signers)

____ \$100 **NON-REFUNDABLE** deposit to hold apartment(credited towards security deposit).

____ All applicants must fill out a pet screening profile. This includes applicants without a pet. See attached flyer.

____ All pets must be brought into office to meet management and be weighed and photographed before final approval of application.

____ Dog must be more than 12 months old (verified by vet records)

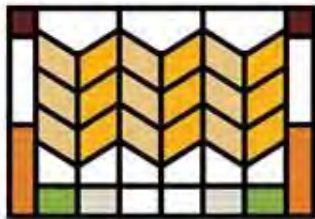
These are to be provided prior to keys being given to tenant to move in:

____ Rental insurance policy to include liability limits of (liability protection) \$100,000/\$300,000. Each tenants name must be listed on policy or each tenant must have their own policy.

____ Funds for pro-rated rent and full payment of security deposit in the form of cash or check or online at Foresightapartments.com (we do not accept credit cards)

____ Pet deposit (\$500 per pet)

____ Vehicle(s) information including license plate number(s)



Foresight Village Apartments

We encourage healthy and responsible pet interactions for all residents, and we strive to create a community that welcomes everyone and ensures a pet-responsible environment. We use a third-party pet application service that is simple and secure while storing your pet's information in one place.

This service makes it easy for Pet/Animal Owners to share their animal records with their Housing Provider, pet groomers, doggy daycares, dog walkers, pet sitters, vets, pet friendly hotels, and more.

PRICING

- \$20 for an individual Pet Profile
- \$15 for each additional Pet Profile
- No charge (\$0) for an Assistance Animal Accommodation Request
- No charge (\$0) for a No-Pet profile

All profiles are active for one year upon completion.

HOW TO MAKE A PROFILE

Note: Applicants without pets must complete the online affidavit, while Pet Owners should gather the following to start:

- Vaccination Records
- Microchip Information
- Photos of Your Pet

1. All applicants should visit:

<https://foresightapartments.petscreening.com>

2. Review the policies and click the 'Start Here' button for No Pets, Household Pets, or Assistance Animals.

3. Enter your contact information, read and accept the Terms of Service, and click 'Create Profile'.

4. *No Pets*: Simply complete the affidavit questions.

Pet/Animal Owners: Select the type of animal then click Create a Pet Profile. If you are making an accommodation request for an Assistance Animal, the request box will be preselected.

5. On the next page, click on each section within the profile to enter details, upload photos and attach documents.

6. *For Pets*: Click the green 'Proceed to Payment' button at the top right of the profile, enter payment details and submit. *For Animals*: Click the green 'Submit for Review' button at the top right of the profile.

7. Your Pet Profile will be shared automatically with your housing provider.



606 25 1/2 Road
Grand Junction, CO 81505
(970) 245-7627

fax: (970)-245-1627

email: office@foresightapartments.com

*****This is a legal document: please read carefully*****

Foresight Village is non-smoking complex.

All applicants must have a minimum credit score of 600 to be considered for approval.

Application Fee is \$18.00 per adult/cosigner for credit & background check.

Proof of income required with application. Last two paystubs or equivalent.

Foresight Village will not accept pets over 25 lbs or dogs less than 12 months old.

Allergy statement: Please be aware that former tenants may have had a cat and/or dog.

TENANT'S PERSONAL AND CREDIT INFORMATION

COSIGNER FOR _____

Name of Tenant (or co-signer)	Date of Birth	Social Security #			
		Driver's Lic. #		State:	
Current Email:		Home Phone:			
Current Address:		Cell Phone:			
City/State/Zip:					
How long at current address:		Landlord/Agent:		Phone:	
Who is going to live with you: Names:		Relationship:		Age:	
Pets: cannot be over 25 lbs					
Car Make:	Year:	Model:	Color:	License plate#	State:

Employment

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	

Emergency Contacts

Name	Address	City	Phone

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? _____

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

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

Application fee of \$18.00 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 his 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 Foresight Village Apartments 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, Foresight Village Apartments 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 understand that by signing this application I have given Foresight Village Apartments and its agents permission to contact my landlord for rental history.

I, the undersigned, understand that Foresight Village Apartments 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

Renter's Insurance is required before we lease an apartment. (Not required on furnished units)

Foresight Village Apartments will collect \$100 to hold your apartment after you have been approved. This fee will be credited to your security deposit at the time of lease signing. If you decide NOT to take the apartment after it has been assigned to you, you will forfeit the \$100.