

RENTAL APPLICATION



Go to www.stegnerrentals.com and click on "Forms" then on "Application Process & Guidelines" to see our approval process.



Stegner Property Management, LLC

Phone: 970-420-2191 - Fax: (866) 775-6473
1020 Luke St. Suite B
Fort Collins, CO 80524

Email: stegnerproperties@gmail.com
Website: www.stegnerrentals.com

We require showings of a specific property before an application can be accepted for that property.

\$50 Application Fee & Application per Person – Non Refundable

You must be 18 years of age to apply for and sign a lease/rental agreement on a property.

Please complete all requested information on this form. Thank you for your interest in our properties. If you pay by check and your check bounces, you will be assessed a \$35.00 fee.

Date of Application _____ Desired Date of Occupancy _____ Pets? _____

Describe: _____ **MUST PROVIDE A PICTURE OF YOUR PET WITH APPLICATION.**

PERSONAL INFORMATION

APPLICANT'S FULL NAME (Print Clearly) _____

Home Phone _____

Cell Phone _____

Email Address _____

Date of Birth _____ SSN _____

Driver's License Number/State _____

APPLICANT'S RESIDENCE HISTORY

PRESENT ADDRESS _____

City/State/Zip _____

Dates at this Address _____ to _____ Present Phone Number _____

Present Landlord/Mortgage Co. _____

Present Landlord Phone Number _____

Monthly Payment _____ Reason for Moving _____

PREVIOUS ADDRESS _____

City/State/Zip _____

Dates at this Address _____ to _____

Previous Landlord/Mortgage Co. _____

Previous Landlord Phone Number _____

Monthly Payment _____ Reason for Moving _____

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EMPLOYMENT INFORMATION

Present Employer _____ Dates Employed _____ to _____

Employer's Address _____ Phone _____

Position _____ Supervisor _____ Gross Monthly Salary _____

If Less Than One Year, Please List Previous Employer _____

Dates Employed _____ to _____

Employer's Address _____ Phone _____

Position _____ Supervisor _____ Gross Monthly Salary _____

OTHER INFORMATION

Total Number of Vehicles _____

Make/Model _____ Year _____ Color _____ LicensePlate/State _____

Make/Model _____ Year _____ Color _____ LicensePlate/State _____

If there are other sources of income you would like to have considered, please list:

Amount _____ Per _____ Source _____ Phone _____

Amount _____ Per _____ Source _____ Phone _____

Have you ever:

Been sued for non-payment of rent? _____ Yes _____ No

Been evicted or asked to move out? _____ Yes _____ No

Broken a rental agreement or lease? _____ Yes _____ No

Been sued for damage to a rental property? _____ Yes _____ No

Declared Bankruptcy in past 7 years? _____ Yes _____ No

Been taken to Collections by a Landlord? _____ Yes _____ No

Convicted of a Crime? _____ Yes _____ No

Ever filed a suit against a landlord? _____ Yes _____ No

If yes, please explain: _____

In case of an emergency, notify (**must provide two not living with you**):

Name _____ Relationship _____

Address _____ City, State, Zip _____

Phone _____ Work Phone _____

Name _____ Relationship _____

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Address _____ City, State,
Zip _____ Phone _____ Work Phone _____

PLEASE LIST THE NAMES OF ALL PARTIES THAT WILL BE RESIDING WITH

YOU: _____

Applicant hereby pays a fee in the amount of \$ _____ for the application fee.

The application fee of \$50 is non-refundable.

We process applications on a first come first serve basis only.

We process the first application/s in our office once we receive all applications and fees of the parties applying for a particular property. If applicant/s meet our qualifying criteria, once approved, applicants must sign the lease within 3 business days and pay the full deposit upon lease signing. If applicant/s fail to sign the lease and pay the deposit as required, we will move on to the next applicant and not hold the property for you.

Please note: You can view our qualifying criteria on our website www.stegnerrentals.com under "Tenants" and then under "Application Process" or ask our office and we will supply you with a copy.

We ask that you view a copy of our sample lease before applying, you can view this on our website www.stegnerrentals.com under "forms" or contact our office and we will be happy to supply you with a copy.

Before submitting an application, applicant agrees that they have viewed the property, reviewed the lease, have a clear understanding of the rent amount, all the lease terms and start date of the lease.

Once approved you and all co-applicants must sign the Lease Contract within 3 business days after you have been approved and **must pay the full deposit at the time you sign the lease.**

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PLEASE FILL IN THE BELOW INFORMATION COMPLETELY THEN SIGN AND DATE

APPLICATION AND AUTHORIZATION:

I _____, HEREBY APPLY TO LEASE THE PREMISES LOCATED AT _____ FOR A TERM OF _____ MONTHS, BEGINNING _____, _____. I UNDERSTAND THAT THE MONTHLY RENT ON THIS PREMISES IS \$ _____ AND THAT A SECURITY DEPOSIT OF \$ _____ IS REQUIRED.

This release and authorization acknowledges that **Stegner Property Management** may now, or any time while I am renting or co-signing on a lease, or owe money, conduct a verification of my current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Tenant requirements. The results of this verification process will be used to determine tenant eligibility under **Stegner Property Mgmt** tenant policies. I also authorize **Stegner Property Management** to give this application to the property owner and any future managers & landlords.

I have read and understand this release and consent, and I authorize the background verification. I authorize persons, schools, current and former employers, current and former landlords and other organizations and Agencies to provide Stegner Property Management with all information that may be requested. I hereby release all of the persons and agencies providing such information from any and all claims and damages connected with their release of any requested information. I agree that any copy of this document is as valid as the original.

I understand that the Landlord or his Agent(s) have a right to reject my application. I also verify that all information provided is true and correct. If this application is accepted, the full deposit will need to be paid and the lease must be signed within 3 business days or Stegner Property Management will move on to the next applicant. I hereby acknowledge receiving and reading a copy of Stegner Property Management, LLC lease.

Sign

Date