

Foresight Village Apartments
New Tenant Checklist

Foresight Village is non-smoking complex.

All applicants must have a minimum credit score of 650 to be considered for approval.

Application Fee is \$20.00 per adult/cosigner for credit & background check, Unless the applicant elects to provide a Portable Screening Report.

All applicants under the age of 21 require a cosigner.

All potential tenants aged 18 and up must fill out an application.

These are to be provided before final approval of application:

____ Will applicant be using a voucher to pay rent? This information is required to properly process your application.

____ Monthly gross income must be at least 2x the rent. (Unless using a voucher, then must be 2x tenant portion)

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

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

____ All pets must be brought into the office before final approval of application.

These are to be provided before keys will be given to new tenant:

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

____ Rental insurance policy to include liability. Each tenant's 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 of \$300 (fully refundable if there is no pet damage)

____ Proof of Xcel Energy account being transferred from Foresight Village to tenant

Portable Tenant Screening Report

- 1) THE PROSPECTIVE TENANT HAS THE RIGHT TO PROVIDE TO THE LANDLORD A PORTABLE TENANT SCREENING REPORT, AS DEFINED IN SECTION 38-12-902 (2.5), COLORADO REVISED STATUTES; AND**
- 2) IF THE PROSPECTIVE TENANT PROVIDES THE LANDLORD WITH A PORTABLE TENANT SCREENING REPORT, THE LANDLORD IS PROHIBITED FROM:**

A) CHARGING THE PROSPECTIVE TENANT A RENTAL APPLICATION FEE; OR

B) CHARGING THE PROSPECTIVE TENANT A FEE FOR THE LANDLORD TO ACCESS OR USE THE PORTABLE TENANT SCREENING REPORT.

FORESIGHT VILLAGE APARTMENTS RECEIVING A PORTABLE TENANT SCREENING REPORT MAY REQUIRE:

- 1) THAT THE SCREENING REPORT WAS COMPLETED WITHIN THE PREVIOUS THIRTY DAYS**
- 2) THAT THE SCREENING REPORT IS MADE DIRECTLY AVAILABLE TO THE LANDLORD BY THE CONSUMER REPORTING AGENCY FOR USE IN THE RENTAL APPLICATION PROCESS OR PROVIDED THROUGH A THIRD-PARTY WEBSITE THAT REGULARLY ENGAGES IN THE BUSINESS OF PROVIDING CONSUMER REPORTS AND COMPLIES WITH ALL STATE AND FEDERAL LAWS PERTAINING TO USE AND DISCLOSURE OF INFORMATION CONTAINED IN A CONSUMER REPORT BY A CONSUMER REPORTING AGENCY;**
- 3) THAT THE SCREENING REPORT IS MADE AVAILABLE TO THE LANDLORD AT NO COST TO ACCESS OR USE IN THE RENTAL APPLICATION PROCESS; AND**
- 4) A STATEMENT FROM THE PROSPECTIVE TENANT THAT THERE HAS NOT BEEN A MATERIAL CHANGE IN THE INFORMATION IN THE SCREENING REPORT, INCLUDING THE PROSPECTIVE TENANT'S NAME, ADDRESS, BANKRUPTCY STATUS, CRIMINAL HISTORY, OR EVICTION HISTORY, SINCE THE REPORT WAS GENERATED.**



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.



**Foresight Village
Apartments**

**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*****

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:		

Vehicle Information

Car Make:	Year:	Model:	Color:	License plate#	State:

Employment

Occupation	
Employer	
Self-employed	
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? Yes_____ No_____

Have you ever been evicted from any tenancy or had an eviction notice served on you?

Yes ____ No ____

Have you ever willfully and intentionally refused to pay any rent when due? Yes_____ No_____

Have you ever been convicted of a felony? Yes_____ NO_____

Per Colorado House Bill 23-1120, Foresight Village is required to obtain the following information to properly process the application.

Do any of the applicants receive supplemental security income, Social Security Disability Insurance under Title II of the Federal "Social Security Act", 42 U.S.C.SEC. 401 ET SEQ., as amended?

Yes_____ No_____

Do any of the applicants receive cash assistance through the Colorado Works Program created in Part 7 of Article 2 of Title 26?

Yes_____ No_____

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 \$19.00 is non-refundable and is not applied toward any security deposit or rent. This fee does not need to be paid if the applicant supplies a Portable Screening Report. 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 Foresight Village Apartments through its designated agent and its employees, to obtain and verify my credit information, (if applicable) 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 current 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