

Mountaineer Village Apartments

720 N. Colorado St.

Gunnison, CO 81230

Phone 970-641-1688 Fax 970-641-5214

www.mountaineervillageapartments.com

Students/applicants turning in applications should bring in the following:

____ **Proof of income-** (any below that apply to you)

- award letters showing school financial aid from the last/most recent semester
- 2 recent paycheck stubs (if you have a job)
- letter from employer stating your income
- bank statements showing income
- any other proof of income you may have

____ Bring your **Driver's License** or state issued picture ID when you turn in application so we can make a copy

____ **Rental Guaranty** filled out by a parent/guardian and

Notarized. This is the last page of your application packet. The form can also be printed from our website

www.mountaineervillageapartments.com under the “application” tab on the left side menu

***Almost all students require a co-signer because they don't have rental history or meet the income qualifications. In this case, a parent or guardian will need to complete an application. They may fill out the section for “co-applicant.” We run a credit check on co-signers, but we do not run a criminal check, contact employers, or do further verifications. Because we do not verify all information on co-signers/co-applicants, we do require that the Rental Guarantee form is notarized.

If you are unable to get a co-signer, then you do have the option to prepay your rent through the duration of the lease, and we can approve your application this way. Please see the Manager if you have any questions.



APPLICATION CRITERIA AND CONSIDERATION

As of November 2011

1. Occupancy standard: Two persons per bedroom * (+1 if one occupant is under 18 years of age.)
2. An application will be required for all persons 18 years or older. All applicants over the age of 18 are required to sign the lease.
3. Each applicant must provide information on job history. Gross monthly income must be at least two and one half (2.5) times the amount of rent. If your employer will not verify your income over the telephone, you will be required to produce paycheck stubs to verify your income. If you are self-employed, you will be required to produce income tax papers to verify your status and income.
4. A current credit report will be pulled on each applicant and evaluated according to our current move in policies.
5. Criminal background checks are required on all applicants. If it is found that an applicant has a felony, this will be cause for an automatic disqualification. Automatic disqualification is for any felony or more than two (2) misdemeanors.
6. We welcome pets at Mountaineer Village Apartments. All pets must have management approval, a Pet Addendum to the Lease executed, all vaccinations and licenses, and any applicable pet fees must be paid upon move in. No more than 2 pets are allowed per apartment.

***** We understand that some of our applicants may not have credit, rental history, or qualify independently on the income requirements. In these cases, we ask that you have a Guarantor. Attached with these forms is a Rental Guaranty Form. A qualifying adult, typically a parent or guardian, may fill this out so we may approve your application. Students will need to have a Guarantor. *****

The application fee and deposit must be in separate verifiable funds (money orders or cashier's checks.) Cash and/or personal checks are not accepted. If the application is not approved, the deposit will be refunded immediately. An applicant has 48 hours to change his/her mind about the apartment and receive their deposit back. After 48 hours of receipt, the deposit is not refundable.

Monarch Investment Properties comply with the Colorado Anti-Discrimination Laws. We do not discriminate on the following factors: race, color, national origin, ancestry, creed, sex, physical or mental handicap, marital status and familiar status.

I have read and understand the above Application Criteria.

Applicant _____

Date _____

Applicant _____

Date _____

Manager _____

Date _____





**THE APPLICATION FEE IS:
\$35.00 – Per Adult**

THE APPLICATION IS DENIED IF:

1. The applicant's gross income is less than two and one half (2.5) times the rent. Proof of income is required. Food stamps do count as income.
2. The applicant has been convicted of a felony or has more than two (2) misdemeanors. Criminal records are closely monitored and certain restrictions apply.

IN ORDER TO QUALIFY FOR THE STANDARD DEPOSIT, APPLICANT MUST HAVE THE FOLLOWING:

1. A verifiable rental history. We must be able to confirm at least three (3) months of positive rental history sometime during the past two years. Renting from family members does not count.
2. Applicant's line of credit must be in good standing; otherwise, an additional deposit will be required.
3. Applicants must prove they have been at the same job, or with the same employer, for the past three (3) months. Pay stubs or a letter from the employer required.

If the applicant has had an eviction, foreclosure, or owes a balance with a previous landlord, the security deposit will be \$1,000. No specials will apply.

If an applicant has two (2) or more evictions, their application will be denied.

If an applicant **does not** meet one (1) of the above criteria, **\$100.00** will be added to the standard security deposit.

If two (2) of the criteria are **not** met, **\$200.00** will be added to the standard security deposit.

If all three (3) of the criteria are **not** met, **\$300.00** will be added to the standard security deposit.

THE FOLLOWING ARE MOUNTAINEER VILLAGE APARTMENTS STANDARD SECURITY DEPOSITS:

2 bedroom \$770

3 bedroom \$950

I have read and understand the above move in policies.

Applicant _____

Date _____

Applicant _____

Date _____



MOUNTAINEER VILLAGE APARTMENTS

Pet Policy

You sign & turn in this form whether you have pets or not. It is acknowledging that you understand our Pet Policy.

WE WELCOME PETS AT MOUNTAINEER VILLAGE APARTMENTS.

DOGS- There is a (one-time) **\$500.00 non-refundable** pet fee and a **\$25.00** per month **pet rent** for dogs.

CATS- There is a (one-time) **\$300.00 non-refundable** pet fee and a **\$25.00** per month **pet rent** for cats.

The Pet Fee is non-refundable and does not transfer from apartment to apartment. Pets may be dogs, cats, or other caged animals (upon approval from the office).

At Mountaineer Village, we are “pet friendly” and want to meet these important members of your family. Please bring your pet to the office for an “interview”. We like to meet and get to know all our residents, even our four footed ones!!

I have read and understand Mountaineer Village Apartments, Pet Policy.

Resident

Date

Resident

Date

We reserve the right to deny any pet application based on the breed, size, and the behavior of the animal.



Mountaineer Village Rental Application

Applicant Information

Full Legal Name: _____ Driver's License # _____ State: _____

Date of birth: _____ SSN: _____ Phone: _____

Current address: _____ Email address: _____

City: _____ State: _____ ZIP Code: _____

(Please circle)
Own Rent
CPO# _____ Monthly payment or rent: _____ How long? _____

Do you have any rental history? Yes No If YES, address: _____

City: _____ State: _____ Landlord's Name: _____ Landlord's phone: _____

dates of rental- _____ to _____
Month & Year Monthly payment or rent: _____ Was landlord a friend or relative? Yes No

Employment Information

Are you currently employed? Yes No If YES, please list Employer: _____
Are you a student? Yes No

Employer address: _____ How long? _____

City: _____ State: _____ ZIP Code: _____

Phone: _____

Position: _____ Hourly Salary (Please circle) _____ Monthly Income: _____

Emergency Contact

In the event of an emergency, who should we contact? Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____ Phone: _____

Relationship: _____

Co-applicant Information

Full Legal Name: _____ Driver's License # _____ State: _____

Date of birth:	SSN:	Phone:
Current address:		Email address:
City:	State:	ZIP Code:
(Please circle) Own Rent CPO# _____	Monthly payment or rent:	How long?
Do you have any rental history? Yes No If YES, address:		
City: State:	Landlord's Name:	Landlord's phone:
dates of rental- _____ to Month & Year _____	Monthly payment or rent:	Was landlord a friend or relative? Yes No
Co-applicant Employment Information		
Are you currently employed? Yes No If YES, please list Employer: Are you a student? Yes No		
Employer address:		How long?
City:	State:	ZIP Code:
Phone:		
Position:	Hourly Salary (Please circle)	Monthly Income:
References		
Name:	Address:	Phone:
All Other Occupants (Name, Age, and Date of Birth)		
Name:	Age:	Date of Birth:

Release

This is to inform you that as a part of our procedure for processing your application, an investigative consumer report will be prepared whereby information is obtained through personal interviews with your landlord, employer, others with whom you are acquainted, a credit check, and criminal report.

The applicant understands that approval of this application is conditional upon the information supplied in the above mentioned consumer report meeting lease criteria. Owner and/or agent for the owner may refuse applicant because of any derogatory information contained in the consumer report. I/We have read the foregoing and certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf, and any errors in this application may be used by the owner and/or agent to terminate the lease at any time.

Signature of applicant:	Date:
Signature of co-applicant:	Date:
Signature of Agent:	Date:

MOUNTAINEER VILLAGE APARTMENTS

APARTMENT RENTAL GUARANTY TO THE MANAGEMENT OF MOUNTAINEER VILLAGE APARTMENTS

DATE: _____

In consideration of your agreement to lease Apartment # _____, at Mountaineer Village Apartments, in Gunnison, Colorado, on _____, _____, _____ to _____, _____, _____, to my _____ (relationship) I (We) hereby unconditionally and absolutely guarantee the full and faithful performance of said lease (a copy of which is attached hereto as Exhibit A), including the payment of all monies called for therein, as if I (We) were the resident named in the lease.

It is understood that Mountaineer Village Apartments has no obligation to proceed against the resident first in the event of a default of said Lease, and it is understood that the above resident, whose Leasehold obligation I (We) guarantee is jointly and severally liable under said lease, that I (We) guarantee such joint and several liability and that we are jointly and severally liable.

This guaranty shall be binding for the initial lease term, any renewal thereof, any holdover month-to-month tenancy thereafter, and any transfer to another Apartment within the property. Modifications to material terms of the lease, including but not limited to changes in rent, term, deposit, etc., shall be binding upon the undersigned notwithstanding that such changes may be made without notice to the guarantor(s).

As a Guarantor, I (We) authorize Mountaineer Village to run a Credit Check and to charge a \$35 fee for the said Credit Check.

Name: _____

Date of Birth: _____

Social Security #: _____

Address: _____

Phone: _____

Employer: _____

Address: _____

Phone: _____

Annual Income: \$ _____

Signature: _____

State of _____

County of _____

Subscribed and sworn to before me this _____ day of _____,

Witness my hand and official seal.

My Commission Expires: _____

Notary: _____

(seal)

Name: _____

Date of Birth: _____

Social Security #: _____

Address: _____

Phone: _____

Employer: _____

Address: _____

Phone: _____

Annual Income: \$ _____

Signature: _____

State of _____

County of _____

Subscribed and sworn to before me this _____ day of _____,

Witness my hand and official seal.

My Commission Expires: _____

Notary: _____

(seal)

