



APPLICANT DISCLOSURE

27855 US Hwy 50
La Junta Co, 81050



Please be sure to contact our office to confirm that the rental you're applying for is still available.

Applicants will not be accepted on a first come, first served basis. All applications received will be processed concurrently, and from them we will select the best qualified candidate.

Please also note that we will need each adult (18+) intending to occupy this home to complete their own application. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income (see below "Probable Disqualifications") which you can attach to this application. Please also be prepared to provide 4 years of residential history as well as contact information for your rental references.

G&T Real Estate is a dedicated fair housing provider and will assist all persons without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, ancestry, or any other protected class as defined by state and federal fair housing laws.

Applicants desiring to live together as a single housekeeping unit may qualify for tenancy as a group, in which case the owner or agent has the right to immediately terminate the rental contract when any one member of that group vacates the property.

Applicant agrees that all credit information maintained by owner or agent may be given to any credit reporting service or other agencies authorized to obtain it. Applicant hereby certifies that the information given in this application is true and correct and that any false information given will be sufficient grounds for termination and eviction.

When processing an application, we check credit, background, employment/income, and landlord references. We reserve the right to decline an application or to require additional deposit or co-signer if negative conditions are identified during the screening process.

Probable Disqualifications:

- Income below 2 ½ times the rental rate
- A credit score below 600
- The inability to pay the full security deposit up front
- Past evictions
- Monies owed to a past landlords or utility companies
- Bad rental references
- Bankruptcy that hasn't been discharged
- Previous bankruptcy with interim negative debt
- Felonies (violent crime, property crime, sexual crime, or domestic violence)
- False information on rental application

The Probable Disqualification list above represents some (not all) of the reasons that an application might be declined.

Thank you for considering a home managed by G&T Real Estate.