



# RAM'S VILLAGE APARTMENTS RENTAL APPLICATION

900 Constitution Avenue, Fort Collins CO 80521 Phone (970) 498-0206 Fax (970) 498-0299

Please fill out completely and print legibly.

## APPLICANT INFORMATION

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Instagram Handle: @\_\_\_\_\_

Cell Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Social Security Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Driver's License # \_\_\_\_\_ State \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Permanent Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

## INCOME SOURCES

Job  Savings  Parents  Financial Aid  Student Loan  Other \_\_\_\_\_

Gross Monthly Income \$ \_\_\_\_\_

## BANK REFERENCES

Bank Name: \_\_\_\_\_ Branch Location/Phone: \_\_\_\_\_

## RENTAL REFERENCES *(include dorms, private landlords and all out of state rentals)*

1. Complex Name: \_\_\_\_\_ Apartment Number: \_\_\_\_\_ Date Vacated: \_\_\_\_\_

Manager/Landlord Name: \_\_\_\_\_ Phone: \_\_\_\_\_

2. Complex Name: \_\_\_\_\_ Apartment Number: \_\_\_\_\_ Date Vacated: \_\_\_\_\_

Manager/Landlord Name: \_\_\_\_\_ Phone: \_\_\_\_\_

## POTENTIAL GUARANTOR INFORMATION

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Other Phone: \_\_\_\_\_

## HOW DID YOU HEAR ABOUT US? *(Please Select all that apply)*

Drove By  Friend \_\_\_\_\_  Internet Search  Social Media (Instagram/Facebook)

Newspaper  Resident *(First & Last Name)* \_\_\_\_\_  Other: \_\_\_\_\_

## PREFERRED APARTMENT SIZE?

1 Bedroom  2 Bedroom  3 Bedroom  4 Bedroom  Any size Preferred Move-in Date? \_\_\_\_\_

**REQUESTED ROOMMATES** (If applying as a group, please submit applications together.)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_

**TEXT & EMAIL MESSAGE ALERTS**

\_\_\_\_\_ By initialing the space provided, I am giving my express consent authorizing Ram's Village APTS, LLC, their representatives and authorized affiliates to communicate with me using any current or future means of communication including, but not limited to, automated telephone dialing systems, artificial or pre-recorded voices, SMS text messages, other forms of electronic messages, electronic mail, cellular telephone services, internet addresses or mail otherwise directed to the Applicant through any medium. Message and data rates may apply.

**SIGNATURE AUTHORIZATION**

*I understand that acceptance of this application does not assure a room reservation. Space is reserved upon signing of a separate lease agreement by all parties concerned. I hereby authorize Ram's Village to use any consumer reporting agency, credit bureau or other investigative agencies employed by such to investigate the references herein listed or statements of other data obtained from me or any other person pertaining to my employment history, prior credit tendencies, character, general reputation, personal characteristics, and mode of living, to obtain a consumer report and such other credit information which may result. I have been advised that I have the right, under Section 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of this investigation. I warrant that all the above information is true and correct.*

\_\_\_\_\_  
Applicant Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

**FOR OFFICE USE ONLY:**

Rental Verification Sent: \_\_\_\_\_

Rental Verification Received: \_\_\_\_\_

Application Approved: \_\_\_\_\_

Application Denied: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

Other: \_\_\_\_\_



# Ram's Village

## Rental Requirements & Qualifications:

In order to qualify for housing at this community a potential resident MUST meet the below qualifications on their own OR they MUST have a Guarantor that meets income, credit, rental/mortgage, and employment guidelines as listed below.

To obtain residency in the community, each Applicant must meet the following Rental Requirements and Qualifications. "Applicant" is defined as the person who will be signing the Lease Agreement as the "Resident". "Guarantor" in these criteria is defined as the person who will sign the Co-Signor Guaranty Form.

Nothing contained in these requirements shall constitute a guarantee or representation that all Residents currently residing at Ram's Village Apartments, including roommates that will occupy the rental with any Resident, have met these requirements. There may be Residents or occupants who have applied to reside in the community prior to the stated requirements taking effect. We are not responsible and assume no duty for obtaining criminal history checks on any Residents, occupants, guests or contractors in the community.

To reserve your rental unit, you must sign a Lease Agreement. The Lease Agreement is a binding contract between you and Ram's Village Apts, LLC. Your Lease Agreement will not be executed by Ram's Village Apts, LLC until all qualifications are met. If your Housing Application is denied, the Lease Agreement will not be executed by Ram's Village Apts, LLC and you will forfeit all non-refundable fees paid at the time of application.

You acknowledge that you have full understanding that the Lease Agreement is only binding once your Housing Application has been approved and executed by Ram's Village Apts, LLC.

### **Identification Requirements**

Applicants and Guarantors must present a valid government issued photo identification card and a valid Social Security number. Applicants who are citizens of another country must provide a valid government issued photo identification card and then one of the following in lieu of a Social Security number: a visa, work authorization or an I-20 form verifying student status and proof of enrollment.

### **Income Requirements** *(for self-qualifying applicants & Guarantors)*

Self-Qualifying Applicant's or Guarantor's Monthly Gross Income must be at least three times the total rental rate. Financial aid, grants, or student loans may qualify as sources of income subject to the approval of Ram's Village Apts, LLC. If you are applying as a Self-Qualifying Applicant then you will need to submit two consecutive paycheck stubs, or a W2 from your employer as proof of income. Guarantor must have a verifiable employment or a verifiable source of income.

### **Credit History**

In the event that Ram's Village Apts, LLC requires a credit check, a minimum FICO credit score may be required. Unsatisfied Bankruptcies, Judgements, and Tax Liens will be an automatic denial. Satisfied and Unsatisfied Evictions, Foreclosures and Repercussions may also lead to a denial. Any delinquent monies owed to a previous landlord will be grounds for denial of applicant.

**Criminal History**

Ram’s Village Apts, LLC may perform a criminal background check on the applicant. Criminal history which indicates that the an Applicant’s tenancy would constitute a direct threat to the health or safety of other individuals, or whose tenancy would result in substantial physical damage to the property of Ram’s Village Apts, LLC or others, may result in the denial of the housing application. Such criminal history may include, but is not limited to, felony conviction, serving felony-deferred adjudication, sexual assault or other sex related crimes, drug violations, the sale or manufacture of illegal drugs, certain property crimes such as arson, crimes against persons, burglary or theft.

**Occupancy Guidelines**

Maximum occupancy is established at one person per bedroom for all persons not of a familial status unless otherwise modified by Ram’s Village Apts, LCC to accommodate double occupancy standards for specific unit types. Familial occupancy is not to exceed two persons per bedroom.

**Rejection Policy**

If your application is denied due to negative and adverse information being reported, you may:  
Request a copy of your consumer credit report from the credit reporting agency.  
Request a correction of the information if you deem said information to be inaccurate.

Ram’s Village Apts, LLC adheres to the Fair Housing Law (Title VIII) of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988 which stipulate that it is illegal to discriminate against any person in housing practices because of race, color, religion, sex, national origin, disability, familial status or any other class protected by Federal, State or Local laws.

I have read the above and understand the requirements and qualifications being considered for the approval of my application.

Printed Applicant Name: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_