

RENTAL APPLICATION FOR: _____ (Property Address & Apt. #)

Please return the completed Application to: _____

NOTE: Each Applicant, eighteen (18) years of age or older, who will be residing in the Premises, MUST fill out a SEPARATE Rental Application. If additional space is needed, please write on the back of the form.

Applicant's Name: _____ **Date of Birth:** _____ **SS#:** _____

Driver's License No.: _____ **State:** _____ **Other Photo ID:** _____

Phone: _____ **Cell:** _____ **E-Mail:** _____

Vehicle Make: _____ **Year:** _____ **Color:** _____ **License Plate:** _____ **State:** _____

If you are a full-time student, please complete the following:

Permanent Address: _____
Street Apt.# City State Zip

Mother's Name: _____

Mother's Address: _____
Street Apt.# City State Zip

Father's Name: _____

Father's Address: _____
Street Apt.# City State Zip

Emergency Contact (if other than Parents):

Name: _____ **Relationship:** _____

Address: _____ **Phone:** _____
Street Apt.# City State Zip

Other Occupants:

Name: _____ **Relationship:** _____ **DOB:** _____

Name: _____ **Relationship:** _____ **DOB:** _____

Name: _____ **Relationship:** _____ **DOB:** _____

Who will be the Main Resident Contact Person: _____ **Phone:** _____

RESIDENT HISTORY – PLEASE COMPLETE FOR PAST 5 YEARS

Current Address: _____
Street Apt.# City State Zip Rental Dates

Landlord's/Manager's Name/If Dorm, R.A.'s Name _____ **Phone** _____ **Rental Dates** _____

Monthly Payment: _____ **Reason for Moving:** _____

Previous Address: _____
Street Apt.# City State Zip

Landlord's/Manager's Name/If Dorm, R.A.'s Name _____ **Phone** _____ **Rental Dates** _____

Monthly Payment: _____ **Reason for Moving:** _____

Previous Address: _____
Street Apt.# City State Zip

Landlord's/Manager's Name/If Dorm, R.A.'s Name _____ **Phone** _____ **Rental Dates** _____

Monthly Payment: _____ **Reason for Moving:** _____



BACKGROUND

If you answer "Yes" to any question, please explain below and on the back of form if more space is needed. **Have you ever:**

Been evicted from any leased premises? Yes _____ No _____

Broken a rental agreement? Yes _____ No _____

Filed for bankruptcy? Yes _____ No _____

Appeared before CU Student Conduct? Yes _____ No _____

Been charged with a violation in ANY Court, including Municipal Court, other than a traffic violation? Yes _____ No _____

Been convicted, pleaded guilty or no contest, received a deferred sentence, deferred prosecution, diversion, continued adjudication, continued petition, of any felony or misdemeanor? Yes _____ No _____

Are you registered or under consideration for registration as a sexual offender? Yes _____ No _____ If yes, where: _____

If yes, type of offense: _____

Are you currently facing prosecution for any misdemeanor or felony? Yes _____ No _____

Do you have a medical marijuana card? _____

EMPLOYMENT & FINANCIAL INFORMATION

Present Employer: _____ Position: _____

Business Address: _____ Street _____ City _____ State _____ Zip _____ Work Phone: _____

Name of Supervisor: _____ Phone: _____ Employed Since: _____

Gross Monthly Income: _____ Additional Income: _____ Source: _____

Name of Bank: _____ Address: _____ Phone: _____

Checking Acct No.: _____ Savings Acct No.: _____

OTHER INFORMATION

Are you a student? Yes _____ No _____ If Yes, circle year in school at time of move-in: Soph. Junior Senior Graduate

List ANY other names you have used, including maiden name: _____

Do you require any special Accommodations? Yes _____ No _____

Do you smoke? Yes _____ No _____

Do you intend to have pets on the premises? Yes _____ No _____ If yes, how many? _____

Type/Breed: _____ Age: _____ Weight: _____ Color: _____

DEPOSIT AND FEES

I understand the application fee is a non-refundable payment for a credit, background and criminal check and processing fee for this Application and such sum is not a rental payment or security deposit. This amount will be retained by Owner/Agent regardless if the Applicant is approved or denied. Any false or misleading information or intentional omission will constitute grounds for rejection of the application. THIS APPLICATION IS PRELIMINARY ONLY AND DOES NOT OBLIGATE OWNER/AGENT TO EXECUTE A LEASE OR TO DELIVER POSSESSION OF THE DWELLING UNIT TO APPLICANT. THE RENTAL AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY OWNER/AGENT.

I understand the deposits and fees to be: Non-Refundable Application Fee: \$ _____ Other: \$ _____

All monies deposited with Owner/Agent, less the non-refundable application fee, will be refunded within seven (7) business days if the Application is denied. Owner/Agent will notify Applicant of acceptance or denial via phone, fax, email and/or mail. If the Application is accepted and the Applicant fails to sign the Lease within _____ calendar days of notification of acceptance of the Application, the deposited amount may be retained by Owner/Agent as liquidated damages. If Applicant is accepted as a resident and enters into a lease agreement, this document shall become part of the lease.



DISCLOSURES OF INFORMATION

I warrant and represent the information provided on this application to be true and correct. I authorize Owner/Agent to make such investigation into Applicant's credit, background, employment, rental and criminal history, as Owner/Agent may deem appropriate. Applicant hereby releases all parties from liability for any damage that may result from furnishing such information to Owner/Agent. Owner/Agent shall have the continuing right to recheck updated rental application, credit, background and criminal information. If approved, Applicant shall have a continuing and on-going duty to update all of the information provided on the Application. Applicant acknowledges that Owner/Agent may enter into a Lease in reliance on the information contained in Applicant's rental application and any and all other information provided to Owner/Agent by Applicant. Applicant shall promptly notify Owner/Agent in writing of any subsequent change in the information provided by Applicant on Applicant's application. If Applicant is approved, Owner/Agent shall have the right to terminate Applicant's tenancy on three days notice to quit if: 1) it is determined that Applicant provided false or misleading information on this Application, or 2) the Application information is no longer correct, for example, Applicant is convicted of a sexual offense after moving into the Premises. Errors, omissions, or misstatements by Applicant shall provide Owner/Agent with the option to terminate the Lease upon three days notice to quit.

Owner/Agent does not have a duty to verify, and does not represent or promise that he/she will verify, the accuracy or the answers provided in the Application of any applicant. Furthermore, Owner/Agent has do duty, and expressly disclaims any obligation, to perform a criminal background check on each applicant. Owner/Agent does not represent or guarantee that all residents have no prior criminal record or background.

Owner's/Agent's approval or denial of this Application is based on information provided by independent third parties. Owner/Agent makes no representation as to the accuracy of the information that Owner/Agent obtains from third parties in approving or denying this Application. Owner/Agent hereby disclaims any liability for the accuracy of such information that Owner/Agent obtains pursuant to Applicant's consent.

SIGNATURES

Signature of Applicant _____ Date _____ Printed Name _____

Signature of Owner/Agent/Broker _____ Date _____ Printed Name _____

RENTAL REFERENCE INFORMATION

This rental reference is being requested for the Applicant identified above regarding their tenancy at:

Address: _____
Street _____ Apt.# _____ City _____ State _____ Zip _____ Rental Dates _____

Specific Information Requested:

Please furnish the requested information to:

Owner's/Agent's Name: _____ Company: _____

Phone: _____ Fax: _____ E-Mail: _____



LICENSED REAL ESTATE BROKER AND PROSPECTIVE RESIDENT RELATIONSHIP DISCLOSURES

The Broker and Prospective Resident referenced below have NOT entered into a Prospective Resident Agency Agreement. The working relationship specified below is for a specific property at the address of:

Street	Apt.#	City	State	Zip
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Owner/Agent/Broker is the agent for the property owner, and Broker represents only the landlord's interests in this transaction. Owner/Agent has the authority to manage and administer the Premises and Property and to enter into, administer and enforce provisions of this Application and any subsequent Lease that may result from the approval of this Application and is not considered an agent for the Applicant/Resident. As a prospective resident, you are a customer in this transaction. A customer is a party to a real estate transaction with whom the Broker has no brokerage relationship because such party has not engaged or employed the Broker, either as the party's agent or as the party's transaction-broker. If you desire representation, Broker recommends that you obtain either your own Broker or legal advice from an attorney.

Different brokerage relationships are available that include seller agency, landlord agency, buyer agency, tenant agency or transaction-brokerage. The Colorado Real Estate Commission has a form setting forth the definitions of these working brokerage relationships (Form DD25). Upon request, Broker will provide the working definitions of the various brokerage relationships to you.

SIGNATURES

Signature of Applicant	Date	Printed Name
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Signature of Owner/Agent/Broker	Date	Printed Name
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