

CO-APPLICANTS MUST FILL OUT SEPARATE APPLICATIONS!
PLEASE PRINT CLEARLY &
PROVIDE ALL INFORMATION

3536 S. Cherokee St.
Englewood, CO 80110
303-692-9200 - Office
303-692-9122 -Fax
www.laureateltd.com

RENTAL APPLICATION

DATE: _____ ADDRESS APPLYING FOR: _____

Rent Amount for Property _____ Deposit Amount for Property _____

DO YOU HAVE MONEY FOR 1ST MONTH RENT AND FULL DEPOSIT? _____

When would you like to move in? _____ How long of lease do you want? _____

PLEASE TELL US ABOUT YOURSELF

FULL NAME _____
(FIRST) (MIDDLE) (LAST)

Date of Birth _____ Driver's Lic No. & State _____

Social Security/ ITIN # _____ Passport # _____ Student ID # _____

Phone Home _____ Work _____

CELL _____ E-MAIL ADDRESS _____

LIST NAME, AGE & RELATIONSHIP of all persons to be residing at the premises (including children, relatives, & other co-residents):

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

RELATIVE IN CASE OF PERSONAL EMERGENCY, NOTIFY _____ Relationship _____

Address _____

Home Phone _____ Work Phone _____ Cell Phone _____

PLEASE GIVE YOUR RESIDENCE HISTORY (Beginning With Most Current)

CURRENT ADDRESS _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Reason for Leaving _____

Owner/Manager (reference contact) _____ Phone () _____ Monthly Payment \$ _____

PREVIOUS ADDRESS _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Moved Out _____ Reason for Leaving _____

Owner/Manager (reference contact) _____ Phone () _____ Monthly Payment \$ _____

Other States Lived In _____

APPLICATIONS MUST BE SIGNED

PLEASE GIVE YOUR EMPLOYMENT /OTHER INCOME INFORMATION

CURRENT EMPLOYER (or most recent) _____ Phone () _____

Address _____ Date(s) Employed/From _____ to _____

Position _____ Supervisor _____ Phone No. _____

Gross Monthly Salary \$ _____ What does your company do? _____

PREVIOUS EMPLOYER _____ Phone () _____

Address _____ Date(s) Employed/From _____ to _____

Position _____ Supervisor _____ Gross Monthly Salary \$ _____

OTHER SOURCES OF INCOME - Please list income, source (SSI, Worker's Compensation, Pension, Disability, Child Support, or any other) and person who we could contact for confirmation.

Amount \$ _____ per _____ Source _____ Phone () _____

Amount \$ _____ per _____ Source _____ Phone () _____

Section 8 Subsidized - please list County & Agency, Technician's Name, Voucher Amount and Bedrooms allowed.

Section 8 Agency/County _____ Section 8 Technician _____ Phone _____

Voucher \$ Amount (without utilities / with utilities included). \$ _____ Voucher Bedroom Size _____

Bank Name _____ **Phone No.** _____ **Balance** _____

REFERENCES:

Name _____ Relationship _____ Phone # _____

Name _____ Relationship _____ Phone # _____

PETS/ANIMALS: Type _____ How many _____

What is the weight? _____ What is the breed? _____

Is your dog(s) trained _____ What is the pet's name? _____

VEHICLES: 1. Make/Model _____, Year _____, Color _____ Lic. No. _____ State _____

2. Make/Model _____, Year _____, Color _____ Lic. No. _____ State _____

3. Make/Model _____, Year _____, Color _____ Lic. No. _____ State _____

HAVE YOU:

Been sued for non-payment of rent? No Yes Why? _____ Amount \$ _____

Been evicted or asked to move out? No Yes Why? _____

Broken a Rental Agreement or Lease? No Yes Why? _____

Been sued for damage to rental property? No Yes Why? _____

Declared Bankruptcy? No Yes Year _____ Discharge Date _____

Are you applying with someone? If "Yes", please type in their full name(s) No Yes

Name(s): _____

APPLICATIONS MUST BE SIGNED

A 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 IF THE PROSPECTIVE TENANT PROVIDES THE LANDLORD WITH A PORTABLE TENANT SCREENING REPORT, THE LANDLORD IS PROHIBITED FROM CHARGING THE PROSPECTIVE TENANT A RENTAL APPLICATION FEE OR CHARGING THE PROSPECTIVE TENANT A FEE FOR THE LANDLORD TO ACCESS OR USE THE PORTABLE TENANT SCREENING REPORT.

Are you going to be supplying Laureate LTD. a Portable Tenant Screening Report? No Yes

Do you have a criminal record within five (5) years of the date of this Application? No Yes If yes for what? _____

Notwithstanding the previous question, have you ever been convicted of a criminal offense involving methamphetamine, any felony offence requiring you to register as a sex offender, or any offense that is classified as a homicide? No Yes If yes for what? _____

Are you a smoker? No Yes If yes, Do you smoke inside _____ or only outside _____
How were you referred to us? _____

Applicant represents that all of the statements are true and complete, and hereby authorizes verification of the application information, reference, and **CREDIT RECORDS AND CRIMINAL REPORTS**. Applicant acknowledges that false information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of deposit(s). Applicant agrees to the terms of the "Deposit Agreement". Landlord shall not consider any rental history or credit history beyond seven (7) years immediately preceding the date of this Application.

*** In accordance with Rule E-35 of the Colorado Real Estate Commission it is herein disclosed that Laureate, LTD. is the Agent representing the Owner/Lessor of the property.**

APPLICATION FEE AGREEMENT

Applicant's tendered fee, stated below, is in consideration of Owner, or Owner's Agent, reviewing and processing the attached **Rental Application**. Keys will be furnished only after contemplated lease and other rental documents have been properly executed by all parties and only after applicable **Rent(s)** and **Security Deposit(s)** have been paid. **ALL CHECKS MUST CLEAR THE BANK PRIOR TO OCCUPANCY DATE**. Owner will provide Applicant with an itemization of the Owner's actual expenses incurred in connection with the processing of this application within twenty (20) days of the date of this application. Furthermore, Owner will refund any unused portion of the fee within twenty (20) days of the date of this application. This application is preliminary only and does not obligate the Owner, or Owner's Agent, to execute a lease or deliver possession of the proposed premises.

Monies Received \$ _____ Check _____ M/O _____ Cash _____
Date _____

APPLICANT'S signature _____ Date _____

APPLICANT'S signature _____ Date _____

Owner/Agent's Signature

APPLICATIONS MUST BE SIGNED

EXHIBIT A

PRESUMPTIVE DENIAL CRITERIA

Applicant acknowledges that, in addition to the information provided in the Application, the following criteria will be considered by the Owner when approving or denying the application. The Applicant may be denied if any of the following are true:

- If the Applicant has ever been convicted of a criminal offense involving methamphetamine, any offence requiring the Applicant to register as a sex offender, or any offense that is classified as a homicide.
- If the Applicant's monthly net income is less than two (2) times the monthly rent.
- If the Applicant's credit history displays active collections, delinquent payments or derogatory information not older than 7 years.
- If the Applicant has been evicted within the past 5 years.
- If the Applicant provided false information anywhere on the application.

The final decision of approval or denial of the Application ultimately will be made by the Owner and NOT by Owner's Agent

Applicant understands that he/she is entitled to a free copy of the Application from the Owner if the Applicant is denied residency based upon the information contained in the Application, along with written notice of the reasons for the denial.