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**ADDRESS OF RENTAL PROPERTY:** \_\_\_\_\_

Unit Rent \$ \_\_\_\_\_ Security Deposit \$ \_\_\_\_\_ Pet Deposit \$ \_\_\_\_\_ **Length of Lease** \_\_\_\_\_ **Lease Start date?** \_\_\_\_\_

**Please Note:** **A Separate application is required for each applicant over the age of eighteen who will reside at the property**  
This is to guarantee compliance with the Colorado and Federal Fair Housing Acts.

**THE FOLLOWING TWO OPTIONS\* ARE MADE AVAILABLE TO ALL APPLICANTS:**

**First Option:** Applicants desiring to live together as a single housekeeping unit may elect to financially qualify for tenancy as a group, in which case Landlord has the right to immediately terminate the rental contract when any one member of that group vacates the property.

**Second Option:** Each legal entity may elect to financially qualify for tenancy individually, in which case the occupant may continue to lease the property if one or more of the other parties to the rental contract vacate the property for any reason.

**\*Note:** **All applicants desiring to live together must choose the same option**

\_\_\_\_\_ We elect the 1st option \_\_\_\_\_ the 2nd option Total Number of Persons that will Live in the Unit \_\_\_\_\_

**Number of** Motor Vehicles \_\_\_\_\_ Motorcycles \_\_\_\_\_ Trailers \_\_\_\_\_ RV-Boats \_\_\_\_\_

**NOTE:** Applicants **will not be accepted** on **"A first come / Served Basis"** This property is owned or leased, subleased, or managed by **Ricketts Realty**. A licensed Colorado real estate broker representing its interest as landlord. No leasing and / or management fees will be due broker from the tenant for this transaction. **Ricketts Realty** will assist all persons without regard to race, color, creed, sex dreligion, national origin, familial or marital status, handicap or ancestry.

Please Print **Clearly Please**

**Please Print #'s Clearly**

Applicant's Name \_\_\_\_\_ Soc Sec # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Home # \_\_\_\_\_ Work # \_\_\_\_\_ Cell # \_\_\_\_\_ Other \_\_\_\_\_

Driver's Lic # \_\_\_\_\_ State \_\_\_\_\_ Email \_\_\_\_\_ DOB \_\_\_\_\_ (mmddyyyy)

**"Required"** **List Your Last Four (4) Years Residence History & At Least Your Last Two Addresses**

Current Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
How Long at Present address \_\_\_\_\_ Dates \_\_\_\_\_ Why Moving \_\_\_\_\_  
Landlord's name \_\_\_\_\_ **Landlord's Phone** \_\_\_\_\_  
Rent Amount \_\_\_\_\_

Former Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
How Long at Former address \_\_\_\_\_ Dates \_\_\_\_\_ Why Moved \_\_\_\_\_  
Landlord's name \_\_\_\_\_ **Landlord's Phone** \_\_\_\_\_  
Rent Amount \_\_\_\_\_

Former Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
How Long at Former address \_\_\_\_\_ Dates \_\_\_\_\_ Why Moved \_\_\_\_\_  
Landlord's name \_\_\_\_\_ **Landlord's Phone** \_\_\_\_\_  
Rent Amount \_\_\_\_\_

Former Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
How Long at Former address \_\_\_\_\_ Dates \_\_\_\_\_ Why Moved \_\_\_\_\_  
Landlord's name \_\_\_\_\_ **Landlord's Phone** \_\_\_\_\_  
Rent Amount \_\_\_\_\_

List Any & All **additional monthly income** (Child Support, SS, etc.) \_\_\_\_\_

**"Required "** **List Your Employment History for The Last (4) Four Years** **(List military rank if applicable)**

Current Employer \_\_\_\_\_ Dates: \_\_\_\_\_ Phone # \_\_\_\_\_  
Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Position / Job description (MOS) \_\_\_\_\_ Monthly gross pay \$ \_\_\_\_\_ Rank \_\_\_\_\_  
Superiors name & position \_\_\_\_\_ Phone # \_\_\_\_\_

Previous Employer \_\_\_\_\_ Dates: \_\_\_\_\_ Phone # \_\_\_\_\_  
Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Position / Job description \_\_\_\_\_ Monthly gross pay \$ \_\_\_\_\_  
Superiors name & position \_\_\_\_\_ Phone # \_\_\_\_\_

Previous Employer \_\_\_\_\_ Dates: \_\_\_\_\_ Phone # \_\_\_\_\_  
Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Position / Job description \_\_\_\_\_ Monthly gross pay \$ \_\_\_\_\_  
Superiors name & position \_\_\_\_\_ Phone # \_\_\_\_\_

	<u>Nearest Relatives</u>	<u>Required Information !!!!</u>	<u>Please Print Clearly</u>		
	Name	Address	City	State	Phone # Relationship
1.					
2.					

**List All Motor Vehicles To Be Parked at the Rental & Enter The Total # of All Vehicles Boats, Trailers Etc. #** \_\_\_\_\_

	Vehicle Make	Model	Year	License #	State
1.					
2.					
3.					

**List Pets That Will Live In The Rental** *Note* **Landlord Reserves the Right To Interview All Pets At Their Current Location**

Name _____	Dog/ Cat _____	M/F _____	Breed _____	Weight _____	Height _____	Spay/Neut _____	Age _____
Name _____	Dog/ Cat _____	M/F _____	Breed _____	Weight _____	Height _____	Spay/Neut _____	Age _____
Name _____	Dog/ Cat _____	M/F _____	Breed _____	Weight _____	Height _____	Spay/Neut _____	Age _____

**List 2 Major Credit References - Loans & Credit Cards**

	Bank / Lender Name	Collateral / Purpose	Balance Owed
1.			
2.			

**List The Average Monthly Expense Total For Each Item:** Auto \_\_\_\_\_ Credit Cards \_\_\_\_\_ Utilities \_\_\_\_\_ Phone \_\_\_\_\_  
Broadband / Dish \_\_\_\_\_ Gasoline \_\_\_\_\_ Rents / Mort. \_\_\_\_\_ Food \_\_\_\_\_ Other \_\_\_\_\_ Other \_\_\_\_\_

**Children** \_\_\_\_\_ Age\_\_\_\_, \_\_\_\_\_ Age\_\_\_\_, \_\_\_\_\_ Age\_\_\_\_, \_\_\_\_\_ Age\_\_\_\_

**List Two Personal References (Not Related)**

**Please Print Clearly**

	Name	Address	City	State	Phone #
1.					
2.					

1. Have you ever been evicted from any tenancy? ( )Yes ( )No
2. Have you ever willfully and intentionally refused to pay rent when due? ( )Yes ( )No
3. Do you know of anything which may interrupt your income or ability to pay rent? ( )Yes ( )No
4. Rent is due in advance on the 1<sup>st</sup> day of each month. Are you able to fulfill this requirement? ( )Yes ( )No
5. Have you ever filed a petition of bankruptcy? If yes, when & where? \_\_\_\_\_ ( )Yes ( )No
6. Have you or anyone in your household ever been convicted of a felony? If yes, attach explanation. ( )Yes ( )No
7. If divorced are you obligated to pay child support or alimony? \_\_\_\_\_ If yes, how much? \_\_\_\_\_

**Any additional information you think will help us process your application (attach additional information if necessary):**

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Applicant agrees that if for any reason applicant becomes delinquent in rents, or other charges that all credit information maintained by Landlord may be given to any credit reporting service or other persons who request it. Applicant hereby certifies that the information given in this application is true and correct. Applicant understands that any false answers or statements made will be **sufficient** grounds for termination and eviction.

Applicant hereby authorize **Ricketts Realty** to obtain a credit **report** through Experian. APPLICATION FEE IS \$30.00 FOR EACH INDIVIDUAL CREDIT REPORT & **IS NOT REFUNDABLE**. APPLICANT UNDERSTANDS AND AGREES THAT APPLICANT WILL NOT RECEIVE A COPY OF THE REPORT. (**Make checks payable to Ricketts Realty.**)

**Applicant authorizes present and past Landlords and Employers, Banks, Credit References, Personal References, and any authorization may be accepted as an original.**

Comments: \_\_\_\_\_

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_____	_____	_____
Date	Applicant's Signature	Date of Birth (mmddyyyy)

**ALL QUESTIONS MUST BE ANSWERED TO BE CONSIDERED FOR RENTAL** **Office will not accept cash**