

Wendy Frenzel, Broker 200 S Wilcox Street #172, Castle Rock, CO 80104 Phone (303) 380-9094 * Fax (720)746-2801 <u>AVP@AVantageProperties.com</u> <u>www.AVantageProperties.com</u>

The following PDF application is a generic application to lease a home that is offered by A Vantage Properties, as agent for the owner. Please visit the home's personalized web page for an application that is specific to the home that you are interested in as it will include the address of the home, the type of property, the monthly value range, utilities the resident will be responsible for (please expect to pay for all utilities), and if pets may be accepted (please expect that all homes are pet free).

To visit the home's personalized web page, please select the home from the Available Rentals page. Then select the home you are interested in. Read through the details where you will find links to be copy and pasted into your browser for further details about the home including an application that is home / property specific.

Thank you.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: 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.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationships specified below is for a specific property described as:	p
estate which substantially meets the following requirements:	al
	_
Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.	or
CHECK ONE BOX ONLY:	
Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more to one individual is so designated, then references in this document to Broker shall include all persons so designate including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not designated.	ted

	e brokerage firm with only one licensed natural person, then any the licensed natural person and brokerage firm who shall serve as
CHECK ONE BOX ONLY:	
☑ Customer. Broker is the landlord's agent and T	enant is a customer. Broker is <u>not</u> the agent of Tenant.
Broker, as landlord's agent, intends to perform the foll \(\subseteq Show \) a property \(\supseteq Prepare and Convey written of	owing list of tasks: offers, counteroffers and agreements to amend or extend the lease.
	on-Brokerage for Other Properties. When Broker is the landlord's he landlord's agent, Broker is a transaction-broker assisting in the
☐ Transaction-Brokerage Only. Broker is a tran Tenant.	saction-broker assisting in the transaction. Broker is <u>not</u> the agent of
the supervising broker or designee for the purpose o	nsents to Broker's disclosure of Tenant's confidential information to f proper supervision, provided such supervising broker or designee sent of Tenant, or use such information to the detriment of Tenant.
THIS IS NOT A CONTRACT.	
If this is a residential transaction, the following provisi	ion shall apply:
MEGAN'S LAW. If the presence of a registered set Tenant must contact local law enforcement officials re	x offender is a matter of concern to Tenant, Tenant understands that garding obtaining such information.
TENANT ACKNOWLEDGMENT:	
Tenant acknowledges receipt of this document on	
Tenant	Tenant
BROKER ACKNOWLEDGMENT:	
On, Broker provi	ded (Tenant)
with this document via Internet application	and retained a copy for Broker's records.
Brokerage Firm's Name: A Vantage Properties	
Broker	



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OCCUPANCY ACCEPTANCE GUIDELINES

PLEASE NOTE:

- All properties are leased without air conditioning and/or swamp coolers. If there is air conditioning and/or swamp cooler at the property, it is an extra and will not be repaired or maintained by the property Owner or Owner's Agents.
- The property Owner makes the decision of residency approval based on the following guidelines, your application responses, and the
 results of the information received while processing your application while adhering to fair housing practices.

INCOME:

- At least three (3) months at present job or verifiable permanent former employment. At least one (1) current pay stub for each applicant.
- If applicant is a student, verifiable student status will qualify for employment.

CREDIT:

- If applicant has a U.S. social security number, applicant must have good credit. Needs to reflect a large percentage of on time payments. Current unpaid collection accounts, bankruptcy not yet discharged or filed within the last two years may disqualify your application.
- No Co-Signer allowed for bad credit or previous evictions.
- In some circumstances, a double deposit may be required.

RENTAL/EVICTION/CRIMINAL BACKGROUND CHECKS:

- Evictions, lease violations, broken leases, and moneys owed to previous landlords will disqualify your application.
- Criminal felonies will disqualify your application.

OCCUPANCY STANDARDS:

- You must be (21) twenty one years old to rent and sign onto the lease as a responsible party.
- Co-applicants and any other person(s) age eighteen (18) or older must complete the application process and sign onto the lease to be an authorized occupant in the rental.
- No more than 2 persons per bedroom per rental.
- Guests may not reside in home longer than fourteen (14) days.
- New roommates or occupants must be approved by Owner or Owner's Agent in writing prior to occupancy or be subject to \$100 additional rent per month.

PET ACCEPTANCE POLICIES (in specific rentals only and only with approval):

I have read and understand the above rental acceptance guidelines.

- A pet deposit and picture of pet will be required.
- Certificate of health or statement from vet stating your pet is in good health and current on all shots as applicable.

APPLICATION FEES:

- Application fees are \$35.00 per adult applicant.
- Application screening may include current and previous employment, rental history, credit, eviction/skip search, and criminal background check (based on property & property Owner requirements).

ACCEPTABLE FORMS OF PAYMENT

- All application fees, security deposits, and first rental payment must be in certified funds only (i.e. money order, cashier's check, certified check). Cash is not accepted at any time.
- First rental payment will include rent or pro-rated rent if move in occurs prior to the 20th of the month. After the 20th of the month, rental payment will include pro-rated rent and the following full month's rent.
- Personal checks will be accepted thereafter except when a personal check has been returned once by the bank within a 12 month period.

Applicant Signature	Date	Applicant Signature	Date
Applicant Signature	 Date	Applicant Signature	Date



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This Application is to t	the Property Owner of the	below listed property, not to A	Vantage Properties.	
LEASE APPLICATIO	N FOR:			
	Address	city		
applicant section. All		s required per adult applican ence must be on the lease a verification reports.		
rent Lease from// Residents shall pay i	to/ for (if checked): elect	Apartment De to \$	vater, sewage,tr	rash, phone, cable
property. This prope located at address list	rty is <u>X</u> /is not a smo	and relate ke free property. The under y Owner of the following: (Ple	signed hereby makes ap	plication to lease property
	only be processed whe	n completed in its entirety,	,	
FIRST APPLICAN	T'S NAME:			
Date of Birth/	/ Soc. Sec. #	Drive	r's License # & State	
Phone Number(s): Ho	me:	Drive	Mobile:	
Copy of Driver's Lice	ense and/or Government	al Issued ID must be includ	ed	
				_ .
Current Address		City ed there?Ren	State	ZIP
Your Phone Number:	Dates liv	ed there?Ren	t or own?Rent	al Rate?
Reason for leaving			Pn	
Previous Address		City	State	7in
Dates you lived there?	?	City	Rent or own?	,,
If renting, Landlord/Ma	anager's name		Ph.	
Current Employment	Full time Student	r of Hire, or Student Sched Part time Student Employed Part Time	Unemployed	Retired
Employer	Employed Full Time	City/State	— H. D. 's Phone	
Position	Supervisor	City/State How Long	1	arv
1 OSITIO11	Supervisor	110W LONG	! Working Sale	ıı y
Previous Employmen	nt: Full time Student	Part time Student	Unemployed	Retired
	Employed Full Time	Employed Part Time		
Employer		City/State	H.R.'s Phone	
Position	Supervisor	Employed Part Time City/State How Long	? Monthly Sala	ary
Personal References	- list someone that is no	ot an applicant:		
		Relationship	Phone	· · · · · · · · · · · · · · · · · · ·
Name		Relationship	Phone	

In case of emergency, we should notify - list so	omeone that is not an applic	cant:	
NameMailing Address	Relationship to you _	State	7in
Dhysical Address	City	State	Ζιρ
Physical Address Alt. Phone	City	State	
PriorieAit. Priorie	E-IIIaii aud		
Have you ever been evicted, asked to vacate, arrell f yes, give dates and particulars			no
Do you need any special accommodations? yes _ If yes, give particulars			
SECOND APPLICANT'S NAME: Date of Birth / / Soc. Sec. # Phone Number(s): Home: E-mail address(as):			
Date of Birth / / Soc. Sec. #	Driver's	License # & State	
Phone Number(s): Home:	Work:	Mobile:	
E-mail address(es):			
Copy of Driver's License and/or Governmental	Issued ID must be included	I	
Commant Address	City	Ctata	7:-
Current Address Dates lived If renting, Landlord/Manager's name	City	State	. ZIP
Your Phone Number:Dates lived	tnere?Rent o	r own?Rental	Rate?
Reason for leaving		Pn	
Previous Address	City	State	Zip
Dates you lived there?	•	Rent or own?	•
If renting, Landlord/Manager's name		 Ph.	
Reason for leaving			
<u> </u>			
Current Employment: Copy of Paystub, Letter	of Hire, or Student Schedule _Part time Student		Ratirad
Employed Full Time	Employed Part Time	Oliempioyed	Tetiled
Employer - Employer	City/State	- H D 'e Dhone	
Employed Full Time Employer Position Supervisor	_ City/State	Monthly Salan	,
Position Supervisor	How Long? _	Monthly Salary	/
Previous Employment: Full time Student	Part time Student	Unemployed	Retired
Employed Full Time	Employed Part Time		11011100
Employer Employer	City/State	- H R 's Phone	
Employer Supervisor	_ City/State	Monthly Salar	,
Oupervisor	110W Long: _	Working Salary	·
Personal References - list someone that is not			
Name	Relationship	Phone	· · · · · · · · · · · · · · · · · · ·
Name	Relationship	Phone	
In case of emergency, we should notify - list so	omeone that is not an applic	cant:	
NameMailing Address	relationship to you _	State	7in
Physical Address	City	Otate	ZiP
Physical Address Alt. Phone	E-mail add	dress	
,		···	
Have you ever been evicted, asked to vacate, arrell f yes, give dates and particulars			no
Do you need any special accommodations? yes _ If yes, give particulars			

THIRD APPLICANT'S NAME:			
Date of Birth/ Soc. Sec. #	Driver's License # & State Mobile:		
Phone Number(s): Home:	Work:	Mobile:	
E-mail address(es):			
Copy of Driver's License and/or Government	al Issued ID must be inclu	ded	
Current Address	Citv	State	Zip
Your Phone Number:Dates live	ed there? Re	nt or own? Rent	al Rate?
If renting, Landlord/Manager's name		 Ph.	
Reason for leaving			
Previous Address	City	State	_ Zip
Dates you lived there?		Rent or own?	
If renting, Landlord/Manager's name		Ph	
Reason for leaving			
Current Employment: Copy of Paystub, Lette			Datirad
Full time Student	Part time Student	Onemployed	Relifed
Employed Full Time	City/State	—— ⊔ B 'a Bhana	
Employed Full Time Employer Supervisor	City/State	TI.N. 5 FIIOHE	n/
Osition Supervisor	Tiow Lor	ig: Working Sala	' y
Previous Employment: Full time Student	Part time Student	Unemployed	Retired
Employed Full Time	Employed Part Time	Griempioyed	remed
Employer Employer	City/State	H R 's Phone	
Employed Full Time Employer Position Supervisor	How Lon	ng? Monthly Sala	rv
cape.vice:	. 1611 261	.g	.,
Personal References - list someone that is no	ot an applicant:		
Name	Relationship	Phone	
Name	Relationship	Phone	
In case of emergency, we should notify - list	someone that is not an ar	nlicant [.]	
Name	Relationship to v	oneant.	
NameMailing Address	City	State	Zin
Physical Address	City	State	2.P
Physical Address Alt. Phone	E-mail	address	
			
Have you ever been evicted, asked to vacate, ar	rested or had any judgment	ts levied against you? yes	no
If yes, give dates and particulars			
Do you need any special accommodations? yes	no		
If yes, give particulars			
ECHIPTH ADDITIONATE NAME.			
FOURTH APPLICANT'S NAME:	Driv	or's License # 9 State	
Date of Birth / / Soc. Sec. # Phone Number(s): Home:	DIIV	Mobile:	
F-mail address(es):	vvoik	WODITE	
E-mail address(es): Copy of Driver's License and/or Governmenta	al Issued ID must be inclu		
COPY OF DITTER S ELECTISE CHAPTER COVERNMENT	ai iosaca ib iliust be iliciu	uou	
Current Address	Citv	State	Zip
Your Phone Number:Dates live	ed there?	nt or own? Rent	al Rate?
If renting, Landlord/Manager's name		Ph.	
Reason for leaving		·	

Previous Address		City	State	Zip
If renting, Landlord/Ma	nager's name		Ph	
Current Employment		er of Hire, or Student Schedul		
	Full time Student	Part time Student	Unemployed	Retired
	Employed Full Time	Employed Part Time	_	
Employer		City/State	H.R.'s Phone	
Position	Supervisor	Employed Part Time City/State How Long?	Monthly Sala	ary
Previous Employmen	t. Full time Student	Part time Student	Unemployed	Retired
Frevious Employmen	Employed Full Time	Employed Part Time	_ Onemployed	
Employer	Employed Full Time	City/State	- ⊔ D 'c Dhono	
Position	Supervisor	City/State	H.N. S FHUHE	or.
F08111011	Supervisor	me Employed Part Time City/State H.R.'s Phone sor How Long? Monthly Salary		al y
Personal References	- list someone that is r	not an applicant:		
		Relationship	Phone	
Name		Relationship Phone		
		t someone that is not an appli		
		Relationship to you		
Mailing Address		City	State	Zip
Physical Address		Citv	State	
Phone	Alt. Phone	City E-mail add	dress	
Have you ever been ev	victed, asked to vacate,	arrested or had any judgments le	evied against you? yes	s no
, , ,				
Do you need any speci	al accommodations? ye	es no		
If yes, give particulars				

Others to occupy r Name:		not applicants – p		accompany application ationship to applicant(s)	
Name:Relationship to applicant(s):					
Name:Relationship to applicant(s):					
Name:Relationship to applicant(s):					
Name:			Rel	ationship to applicant(s)	:
Name: Relationship to applicant(s):				:	
Any pets to occupy		, pictures and copy	y of vaccinatio	addtl Dep Req) n records must accom Age Age	
		Type Br	eed	Age	
		Type Br	eeu	Age Age	
Vehicles(s):		туре ы	eeu	^ye	
1) Make	Model	Year	Color	License	#/State
2) Make	Model	Year	Color	License	#/State
3) Make	Model	Year	Color	License	#/State
4) Make	Model	Year	Color	License	#/State
5) Make	Model	Year	Color	License	#/State
a written agreement fidelity. I will negot	t to act as your a liate on behalf of	gent. I owe duties and act as an advo	to the Property cate for the Pro	Owner which include operty Owner. Please	our agent, unless we enter into utmost good faith, loyalty and do not tell me any information by responsible) for my actions.
Although I do not re	present you, I will	disclose to you all a	adverse materia	I facts about the proper	ty actually known by me. I will us, marital status, or disability.
prepared whereby in acquainted. This in living. You have the the nature and scop	nformation is obtaing in the second in the s	ned through persona ormation as to your written request, withi ation. The undersig or inquiry made by	al interviews wit character, gen in a reasonable ned applicant(s	h your neighbors, friend eral reputation, persona period of time, to receiv) hereby releases the P	ative consumer report may be s, or others with whom you are all characteristics, and mode of we additional information about property Owner and/or Owner's oplication or the renting or non-
described in the occ the unit for which thi pay the move in re	or Owner's Agent supancy guidelines is application is ma ent, the deposit m ng but not limited	Prior to taking po Upon payment of ade. If, after accept ay be retained by to time and effort	essession of said move in rent, to tance of this app the Property Ov	d unit, I/we agree to pay his deposit shall be consolication, I/we fail or refu wner and/or Owner's Ag	this application is not accepted y the required move in rent as sidered the security deposit for use to occupy the property or to gent as liquidated damages in plication, including making the
Signature of First Ap	pplicant	date	Signatur	e of Second Applicant	date
Signature of Third A	pplicant	date	Signatur	e of Fourth Applicant	date