



A Vantage Properties

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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.

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 relationship specified below is for a specific property described as:

_____ or real estate which substantially meets the following requirements:

_____.

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (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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This Application is to the Property Owner of the below listed property, not to A Vantage Properties.

LEASE APPLICATION FOR: _____
 Address city

Note: \$35.00 Non-refundable Application Fee is required per adult applicant. Each adult applicant must fill out an individual applicant section. **All adults occupying residence must be on the lease agreement. Your Identification, Social Security Number, and date of birth are required for all verification reports.**

House ___ Townhome ___ Duplex/Condo ___ Apartment ___ Furnished ___ Unfurnished
 Monthly rental rate: value ranged from \$ _____ to \$ _____ Deposit money: \$50 less than agreed upon monthly rent

Lease from ___/___/___ to ___/___/___.
 Residents shall pay for (if checked): ___ electricity, ___ gas/propane, ___ water, ___ sewage, ___ trash, ___ phone, ___ cable TV/satellite (if installed), ___ other _____ and related deposit. This property is ___/is not ___ a **pet free** property. This property is /is not ___ a **smoke free** property. The undersigned hereby makes application to lease property located at address listed above upon approval by Owner of the following: (Please print neatly and complete entire application.)

This application will only be processed when completed in its entirety, all supporting documentation is received, and application fee is received.

FIRST APPLICANT'S NAME: _____

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

Current Address _____ City _____ State _____ Zip _____
 Your Phone Number: _____ Dates lived there? _____ Rent or own? _____ Rental 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, Letter of Hire, or Student Schedule must be included

Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
 Employed Full Time _____ Employed Part Time _____
 Employer _____ City/State _____ H.R.'s Phone _____
 Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Previous Employment: Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
 Employed Full Time _____ Employed Part Time _____
 Employer _____ City/State _____ H.R.'s Phone _____
 Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Personal References - list someone that is not an applicant:

Name _____ Relationship _____ Phone _____
 Name _____ Relationship _____ Phone _____

In case of emergency, we should notify - list someone that is not an applicant:

Name _____ Relationship to you _____
Mailing Address _____ City _____ State _____ Zip _____
Physical Address _____ City _____ State _____
Phone _____ Alt. Phone _____ E-mail address _____

Have you ever been evicted, asked to vacate, arrested or had any judgments levied against you? yes _____ no _____
If yes, give dates and particulars _____

Do you need any special accommodations? yes _____ no _____
If yes, give particulars _____

SECOND APPLICANT'S NAME: _____

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

Current Address _____ City _____ State _____ Zip _____
Your Phone Number: _____ Dates lived there? _____ Rent or own? _____ Rental 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, Letter of Hire, or Student Schedule must be included

Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
Employed Full Time _____ Employed Part Time _____
Employer _____ City/State _____ H.R.'s Phone _____
Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Previous Employment: Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
Employed Full Time _____ Employed Part Time _____
Employer _____ City/State _____ H.R.'s Phone _____
Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Personal References - list someone that is not an applicant:

Name _____ Relationship _____ Phone _____
Name _____ Relationship _____ Phone _____

In case of emergency, we should notify - list someone that is not an applicant:

Name _____ Relationship to you _____
Mailing Address _____ City _____ State _____ Zip _____
Physical Address _____ City _____ State _____
Phone _____ Alt. Phone _____ E-mail address _____

Have you ever been evicted, asked to vacate, arrested or had any judgments levied against you? yes _____ no _____
If yes, give dates and particulars _____

Do you need any special accommodations? yes _____ no _____
If yes, give particulars _____

THIRD APPLICANT'S NAME: _____

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

Current Address _____ City _____ State _____ Zip _____

Your Phone Number: _____ Dates lived there? _____ Rent or own? _____ Rental 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, Letter of Hire, or Student Schedule must be included

Full time Student _____ Part time Student _____ Unemployed _____ Retired _____

Employed Full Time _____ Employed Part Time _____

Employer _____ City/State _____ H.R.'s Phone _____

Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Previous Employment: Full time Student _____ Part time Student _____ Unemployed _____ Retired _____

Employed Full Time _____ Employed Part Time _____

Employer _____ City/State _____ H.R.'s Phone _____

Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Personal References - list someone that is not an applicant:

Name _____ Relationship _____ Phone _____

Name _____ Relationship _____ Phone _____

In case of emergency, we should notify - list someone that is not an applicant:

Name _____ Relationship to you _____

Mailing Address _____ City _____ State _____ Zip _____

Physical Address _____ City _____ State _____

Phone _____ Alt. Phone _____ E-mail address _____

Have you ever been evicted, asked to vacate, arrested or had any judgments levied against you? yes _____ no _____

If yes, give dates and particulars _____

Do you need any special accommodations? yes _____ no _____

If yes, give particulars _____

FOURTH APPLICANT'S NAME: _____

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

Current Address _____ City _____ State _____ Zip _____

Your Phone Number: _____ Dates lived there? _____ Rent or own? _____ Rental 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, Letter of Hire, or Student Schedule must be included

Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
Employed Full Time _____ Employed Part Time _____
Employer _____ City/State _____ H.R.'s Phone _____
Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Previous Employment: Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
Employed Full Time _____ Employed Part Time _____
Employer _____ City/State _____ H.R.'s Phone _____
Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Personal References - list someone that is not an applicant:

Name _____ Relationship _____ Phone _____
Name _____ Relationship _____ Phone _____

In case of emergency, we should notify - list someone that is not an applicant:

Name _____ Relationship to you _____
Mailing Address _____ City _____ State _____ Zip _____
Physical Address _____ City _____ State _____
Phone _____ Alt. Phone _____ E-mail address _____

Have you ever been evicted, asked to vacate, arrested or had any judgments levied against you? yes _____ no _____
If yes, give dates and particulars _____

Do you need any special accommodations? yes _____ no _____
If yes, give particulars _____

Others to occupy residence that are not applicants – pictures must accompany application:

Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____

Any pets to occupy the property? yes ___ no ___ (Prior approval & Addtl Dep Req)

If yes, pictures and copy of vaccination records must accompany application.

Type _____ Breed _____ Age _____ Weight _____
Type _____ Breed _____ Age _____ Weight _____
Type _____ Breed _____ Age _____ Weight _____
Type _____ Breed _____ Age _____ Weight _____

Vehicles(s):

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 _____

The following information will only be presented to the Property Owner as consideration of rental application acceptance if completed. Do not list anything that you do not want to share with the Property Owner.

- Rental amount if different than listed/asking amount - \$ _____
- Pet deposit payment arrangement. _____
- Explanation of credit history issues. _____

OWNER'S AGENT: On properties I have listed, I am an agent for the Property Owner and not your agent, unless we enter into a written agreement to act as your agent. I owe duties to the Property Owner which include utmost good faith, loyalty and fidelity. I will negotiate on behalf of and act as an advocate for the Property Owner. Please do not tell me any information which you do not want shared with the Property Owner. You are not vicariously liable (legally responsible) for my actions. Although I do not represent you, I will disclose to you all adverse material facts about the property actually known by me. I will assist you without regard to race, color, ancestry, national origin, sex, religion, creed, familial status, marital status, or disability.

This is to inform you that, as part of the procedure for processing this application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with your neighbors, friends, or others with whom you are acquainted. This inquiry includes information as to your character, general reputation, personal characteristics, and mode of living. You have the right to make a written request, within a reasonable period of time, to receive additional information about the nature and scope of this investigation. The undersigned applicant(s) hereby releases the Property Owner and/or Owner's Agent for any liability for any decision or inquiry made by either or both of them relating to this application or the renting or non-renting of said premises to me/us. (Fed. Reg. 606 [a][1])

I/We here by deposit \$ _____ as earnest money to be refunded to me/us if this application is not accepted by Property Owner or Owner's Agent. Prior to taking possession of said unit, I/we agree to pay the required move in rent as described in the occupancy guidelines. Upon payment of move in rent, this deposit shall be considered the security deposit for the unit for which this application is made. If, after acceptance of this application, I/we fail or refuse to occupy the property or to pay the move in rent, the deposit may be retained by the Property Owner and/or Owner's Agent as liquidated damages in payment for including but not limited to time and effort in processing my inquiry and this application, including making the necessary investigation of my character and reputation.

Signature of First Applicant date

Signature of Second Applicant date

Signature of Third Applicant date

Signature of Fourth Applicant date