

Rental Application for Residents and Occupants

Each coresident and each occupant over 18 years old must submit a separate application.

Date when filled out: _____

ABOUT YOU: Full name (exactly as on driver's license or govt. ID card) _____

Your previous home address: _____

Current address where you live: _____

Apartment name: _____

Phone: (____) _____ Current monthly rent: \$ _____

Name of above owner or manager: _____

Street address (as shown on driver's license or government ID card) _____

Their phone: _____ Previous monthly rent: \$ _____

Name of apartment where you now live: _____

Date you moved in: _____ Date you moved out: _____

Current owner or manager's name: _____

* Your Social Security #: _____

Their phone: _____ Date moved in: _____

* Driver's license # and state: _____

Why are you leaving your present residence? _____

OR govt. photo ID card #: _____

Marital Status: single married divorced widowed separated

* Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

YOUR WORK: Present employer: _____

Previous employer: _____

Address: _____

Address: _____

Work phone: (____) _____

Work phone: (____) _____

Type of work: _____

Type of work: _____

Your monthly income is over: \$ _____

Monthly income was over: \$ _____

Date you began this job: _____

Dates you began and ended this job: _____

Supervisor's name: _____

Previous supervisor's name: _____

YOUR SPOUSE: Full name: _____

Supervisor's name: _____

Present employer: _____

Supervisor's phone #: (____) _____

Address: _____

* Spouse's Social Security #: _____

Work phone: (____) _____

* Driver's license # and state: _____

Type of work: _____

OR govt. photo ID card #: _____

Date began job: _____ Monthly income is over: \$ _____

* Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

OTHER OCCUPANTS: Names of all persons under age 18 and other adults who will occupy the unit without signing the lease. Continue in margin if more than three.

Name: _____ DL or govt. ID card #: _____ Birthdate: _____ Sex: _____ Relationship: _____

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YOUR VEHICLES: List all vehicles to be parked by you, your spouse, or any occupants (including cars, trucks, motorcycles, RVs, trailers, boats, etc.). Continue in margin.

Make of vehicle: _____ Year: _____ License #: _____ State: _____

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YOUR CREDIT/CRIMINAL HISTORY

Your bank's name: _____

City/State: _____

What's your active checking account number? _____

What's your active savings account number? _____

Other credit information: _____

Have you, your spouse, or any occupant listed above ever: been evicted or

asked to move out? broken a rental agreement or lease contract? declared bankruptcy? been sued for nonpayment of rent? been sued for damage to rental property? been convicted of a felony? received deferred adjudication for a felony? Please explain (state year, location and type of each felony): _____

You represent the answer is "no" to any block not checked above.

OTHER INFORMATION: Will you or any occupant have a pet? yes no

If so, please indicate the kind, weight, breed, age: _____

How were you referred? Stopped by Rental guide (name): _____

Name of rental agency or locator service: _____

Agent's name: _____

Friend (name): _____ Newspaper (name): _____

Other: _____

EMERGENCY: In emergency, notify (preferably a relative):

Name: _____

Address: _____

Work phone #: (____) _____

Home phone #: (____) _____

Relationship: _____

If you become seriously ill or die, you authorize the person listed above to enter your dwelling to remove and store all contents, as well as your property in the mailbox, storerooms, and common areas.

In case you become seriously ill or are injured, you authorize us to send for an ambulance at your expense. We're not legally obligated to do so.

If you become seriously ill or are injured, what doctor should we notify?

Name: _____

Address: _____

Phone #: (____) _____

Important medical information in emergency: _____

Applicant must sign on the reverse side of this Application.

CONTINUED ON BACK SIDE

Contemplated Lease Contract Information

To be filled in only if the Lease Contract is not signed by resident(s) at time of application for rental.

- Names of all residents who will sign Lease Contract _____
- Name of Owner/Lessor COPPER CHASE APTS.
- Property name and type of dwelling (bedrooms and baths) _____
- Complete street address _____
- Names of all other occupants not signing Lease Contract (persons under age 18, relatives, friends, etc.) _____
- Total number of residents and occupants _____
- Our consent necessary for guests staying longer than 7 days;
- Commencement date and ending date of Lease Contract _____
- Total security deposits for all purposes of \$ _____
- # of keys for 2 unit, 1 mailbox, other N/A
- Total monthly rent for dwelling unit of \$ _____
- Rent to be paid at (check one) on-site manager's office or at 2041 SOUTHGATE Rd #74 4/S CO 80906
- Monthly parking (if any) of \$ _____
- Prorated rent for first month of \$ _____

- Monthly rental due date 1st of EACH MONTH
- Late-charge date 4th of EACH MONTH
- Initial late charge of \$ 50.00
- Daily late charge of \$ 5.00
- Returned-check charge of \$ 25.00 + ALL LATE FEES
- Daily pet violation charge of \$ 10.00
- (Check one): furnished or unfurnished;
- Utilities paid by owner (check): electricity, gas, water, wastewater, trash, cable TV, master TV antenna;
- You will (check one): buy insurance or self-insure;
- Agreed reletting charge of \$ 400.00 + Rent til Re Rented
- Your move-out notice will terminate Lease Contract on (check one): last day of month following next due date for rent, or exact day designated in move-out notice but no sooner than 30 days after the notice;
- Special provisions \$50.00 of deposit is non-refundable
- *60 day written notice to vacate require
- If dwelling unit is house or duplex, owner will be responsible under paragraph 26 of the Lease Contract for lawn/plant maintenance, lawn/plant fertilization, picking up trash from grounds, garbage service, and/or trash receptacle. If not checked, applicant will be responsible.

Application Agreement

1. **Lease Contract Information.** The Lease Contract contemplated by the parties is attached—or, if no Lease Contract is attached, the Lease Contract will be the current TAA Lease Contract noted above. Special information and conditions must be explicitly noted on the Lease Contract or above.
2. **Application Fee (nonrefundable).** You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. *It's nonrefundable.*
3. **Application Deposit (may or may not be refundable).** In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below. *The application deposit is not now considered a security deposit. It will be either (a) credited to the required security deposit under paragraphs 4 or 5 below, (b) refunded under paragraph 6 below, or (c) retained by us as liquidated damages under paragraphs 7 or 8 below.*
4. **Approval When Lease Contract Is Signed in Advance.** If you and all coapplicants have already signed the Lease Contract when we approve it, our representative will notify you (or one of you if there are coapplicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
5. **Approval When Lease Contract Isn't Yet Signed.** If you and all coapplicants have not signed the Lease Contract when we approve it, our representative will notify you (or one of you if there are coapplicants) of the approval, sign the Lease Contract when you and all coapplicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
6. **Refund upon Nonapproval.** If you or any coapplicant is disapproved, we'll promptly refund all application deposits.
7. **Your Failure to Sign.** You and all coapplicants must sign the Lease Contract

- within three days after receiving notice of our approval. *If you or any coapplicant fails to do so, we may retain the application deposit as liquidated damages, and the parties will have no further obligation to each other.*
8. **If You Withdraw.** We have agreed to take the dwelling unit off the market while we consider approval of your application. Neither the application nor the application deposit may be withdrawn by you or any coapplicant. If you or any coapplicant withdraws an application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.
9. **Keys.** We'll furnish keys only after (1) all parties have signed the contemplated Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.
10. **Notice.** Any notice we give you or your coresident is considered notice to all applicants; any notice from you or your coresident is considered notice from all applicants.
11. **No Notice from Owner.** If you or any coapplicant has not received notice of approval or nonapproval from us within 3 days of the latest date shown below, you'll be responsible for contacting our representative to verify approval or nonapproval. You and any coapplicants may not assume approval or nonapproval until receiving actual notice of approval or nonapproval.
12. **Receipt.** Application fee (nonrefundable): \$ _____
Application deposit (may or may not be refundable): \$ _____
Total amount of money we've received on this date: \$ _____
(total of application fee and application deposit).
13. **Signature.** *Our representative's signature is consent only to the above application. It does not bind us to accept applicant or to sign the proposed Lease Contract agreement.*

Acknowledgment by Signing. You declare that all your statements on the first page of this Application are true and complete. You're authorizing us to verify this information through all available means. We're not required to verify or investigate any preliminary findings. If you've failed to answer any question, we're entitled to reject this Application. If you've given false information, we're entitled to (1) reject the Application, (2) retain all application fees and deposits as liquidated damages for our time and expense, and (3) terminate your right of occupancy. Giving false information may also constitute a serious criminal offense. In any lawsuit relating to this Application, including statutory or regulatory rights stemming from any lease, the prevailing party is entitled to recover attorney's fees and all other costs of litigation from the losing party. We reserve the right to furnish information to consumer reporting agencies about the performance of our residents on their Lease Contract obligations. This information may be reported at any time and include both favorable and unfavorable information regarding your compliance with the lease, the rules, and your financial obligations.

Applicant's Signature: _____ Date: _____
 Signature of Spouse: _____ Date: _____
 Signature of Owner's Representative: _____ Date: _____

FOR OFFICE USE ONLY

1. Apt. name or dwelling address (street, city): _____
2. Person accepting application: _____ Phone (____) _____
3. Person processing application: _____ Phone: (____) _____
4. Date that applicant or coapplicant was notified by telephone, letter, or in person of acceptance or nonacceptance: _____
(Deadline for applicant and all coapplicants to sign lease is three days after notification of acceptance).
5. Names of person(s) who were notified (at least one applicant must be notified if multiple applicants): _____
6. Name of owner's representative who notified above person(s): _____



Statement of Rental Policy

(Must be read, signed, and returned with application)

- Equal Housing:** Non-discrimination on the basis of race, color, creed, sex, national origin, familial status or disability (in accordance with the 1988 Fair Housing Amendment, effective 3/12/89) is the comprehensive policy of this company.
- Availability:** Available units are units that are vacant or are planning to vacate within the next 30 days. Once an application and/or deposit is put on the unit the unit is no longer available. If the potential applicant is denied or cancels for any reason the unit is then put on the market as available.
- Income:** Monthly income shall be 3 times the amount of the rent. Scholarships, study subsidies, social security benefits and/or inconsistent income such as alimony, commissions, or tips will require written verification.
- Applications:** To be completed by each applicant without omissions or falsifications. **Deposit is non-refundable if cancellation is after the application has been approved.** Application fee for each occupant over 18 yrs of age, including non-working spouses, is completely non-refundable. Applications must be signed and dated.
- Credit Check:** A complete check of credit history and criminal background will be made on each lease holder or occupant over the age of 18, non-working spouses and children included.
1. *Residence*-Present and previous residence must report prompt payment record and sufficient notice given. **(Evictions will be automatically disqualified)**
2. *Employment*-At least 6 months of stable employment and income verification is required. **(Offer letter, LES or pay stubs may be required).**
3. *Credit Bureau*-Satisfactory credit bureau rating, with a maximum ration of 20% derogatory credit.
4. *Criminal Background*-All occupants must pass a criminal background check with **no felonies.**
- Age:** All lease holders must be a minimum of 18 years of age to contract.
- Occupancy:** No more than two occupants per bedroom. **Roommates:** Each is fully responsible for the entire rental payment and all must sign the lease.
- Cars:** Two vehicles per apartment. Covered parking (**if provided**) will be assigned to residents when available. Covered parking is \$15.00 per month based on availability. Damaged vehicles, vehicles with expired tags, disabled vehicles and abandoned vehicles will be towed off property at the owners' expense.
- Water Furniture:** Water furniture (and don't forget large aquariums) is permitted on the first floor only. Residents must provide a copy of insurance coverage prior to scheduled move-in date.
- Rental Payment:** The monthly rent is due on the first of each month. There will be a late charge for all rent paid after the third of the month in the amount of \$50.00 plus \$5.00 per day thereafter. All returned checks will be assessed a \$25.00 service charge plus all applicable late charges as stated above. **All rent payments received after the 3rd must be in certified funds.** All cable television payments will be due on or before the 3rd of each month and will also be considered late if not paid by the morning of the 4th of each month.
- Pet Policy:** All pets (only 1 cat or 1 dog per apartment) must weigh no more than 20 lbs. (at the full grown weight). **All pets must be on a leash at all times when outside the apartment and walked in designated areas only.** Pet owners must have vet verification of weight and photo of pet from vet on file prior to move in. Pets will only be accepted @ Copper Chase for a limited time.
- Miscellaneous:** **Recreational and industrial vehicles are not permitted to be parked on the property.** All illegally parked and disabled automobiles will be immediately towed at the owner expense

Applicant Signature _____ Date _____

Co-Applicant Signature _____ Date _____

(revised 9/20/01)