



Applicant Qualifications

1. Applicant(s) must be 18 years of age or older.
2. Gross income of all applicants combined must be 3 times the monthly rental amount. If income is less, co-signers and/or a double deposit may be required.
3. **IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE ARGYLE WITH EMPLOYMENT INFORMATION. ALL EMPLOYMENT AND FINANCIAL INFORMATION WILL BE STRICTLY CONFIDENTIAL.** All applicants must have current verifiable employment and/or past two years verifiable employment. Applicant may be required to provide photocopies of last two months earnings or a written document from a NEW employer confirming start date and pay rate. Self-employed applicants must supply copies of last two years federal tax return and/or current bank statements.
4. Applicants must ensure that The Argyle can verify the previous two years of favorable rental history by requesting past landlords to provide rental dates and payment history. Homeowners may be required to provide copies of mortgage payment records or property tax statements for the last two years.
5. Applicants must have a favorable credit history with no bankruptcies or repossessions within the last two years. Applicants with flawed credit histories or no rental history may be considered with additional security deposit funds and/or a co-signer at the discretion of The Argyle management.
6. Criminal background searches are standard for each applicant. All felonies and certain misdemeanors may be grounds for denial.
7. Full security deposit, applicable fees and application fees must be paid in separate checks or by credit card at the time of application.
8. Waterbeds are allowed with proof of renter's insurance on the first floor only.
9. The Argyle management will consider two pets per apartment home. An additional monthly pet rent of \$30 for one pet and \$45 for two pets will be included in the total rent. Breed restrictions apply; Restrictions are: Pit Bulls, Staffordshire, American Bull Dogs, Chow, Akita, Doberman Pincher, Rottweiler, German Shepard, and any other commonly known aggressive breed types. Before the management gives written approval for a pet, future residents must provide the following:
 - ☐ Pet Fee (\$200 for one pet, \$300 for two pets)
 - ☐ A veterinarian's proof of weight and current vaccinations
10. The occupancy limit is no more than two people per bedroom.

DISCLAIMER

The applicant(s) will be notified with approval or disapproval within two business days of application. All applicants will be screened according to the above qualifications based on information supplied by sources deemed to be reliable. However, there may be occasions wherein limited screening information is available. Also, events may occur after screening information is obtained. We, therefore, do not warrant representation that these qualifications are absolute for all existing residents.

Applicant signature

Date

Applicant signature

Date

Leasing Consultant

Date



COLORADO APARTMENT ASSOCIATION



(RENTAL PROPERTY ADDRESS)

RENTAL APPLICATION

	Apt. #	Date of App.	Date of Occup.
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Name (Occupant):	Soc. Sec. #:	Date of Birth:
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Name (Co-Occupant):	Soc. Sec. #:	Date of Birth:
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Persons under 18 years of age (all persons over 18 must be on lease):

Present Address: Street:	Apt. #:	City:	State:	Zip:	Home # ()	Work # ()
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Community / Landlord Name & Address:	Day # ()	Night # ()	Dates of Residence:	Rent Paid:
			From: To:	

Previous Address: Street:	Apt. #:	City:	State:	Zip:	Home # ()	Work # ()
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Community / Landlord Name & Address:	Day # ()	Night # ()	Dates of Residence:	Rent Paid:
			From: To:	

Present Employer: Company:	City/State:	Main # ()	Position:	Date Hired:	Gross Income:
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Previous Employer: Company:	City/State:	Main # ()	Position:	Date Hired:	Date Left:	Gross Income:
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Present Employer: Company:	City/State:	Main # ()	Position:	Date Hired:	Gross Income:
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Previous Employer: Company:	City/State:	Main # ()	Position:	Date Hired:	Date Left:	Gross Income:
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Vehicles: Make:	Year:	VIN:	License # / State:	Drivers License # / State:
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Auto Loan: Bank:	City / State:	Branch:	Loan #:	Phone # ()
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Checking Account: Bank:	City / State:	Branch:	Account #:	Check #	Phone # ()
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Credit Cards: (1) Issuer:	(2) Issuer:	(3) Issuer:	(4) Issuer:
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Emergency Contact: Name:	Street:	Apt. #:	City:	State:	Zip:	Home # ()	Work # ()
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members only.
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or
reproductions
are not valid.

Please answer the following questions:

- (1) Do you require any special accommodations? _____ If so, what type? _____
- (2) Do you own an animal? _____ Is it a guide or service dog? _____ If yes, what type? _____ Weight: _____
- (3) Have you ever been evicted from a place of rental? _____ If yes, when? _____
- (4) Do you owe any unpaid rent? _____ If yes, how much? _____
- (5) Have you ever violated a lease, rental agreement, or regulations at a former place of rent? _____
- (6) Have you ever been charged with a misuse or abuse to any rental property? _____
- (7) Have you ever been convicted of a crime other than a Motor Vehicle Violation? _____ If yes, please explain: _____

RELEASE

This is to inform you that as a part of our procedure for processing your application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with your landlord, employer, others with whom you are acquainted, a credit check, and criminal report. We hereby agree, in the event of the approval of this rental application, to execute a lease in accordance with the terms set forth in this rental application and my/our rental liability shall commence on THIS DATE _____, pursuant to the terms of the lease. The applicant understands that approval of this application is conditional upon the information supplied in the above mentioned consumer report meeting lease criteria. Owner and/or agent for the owner may refuse possession of the above mentioned accommodations because of any derogatory information contained in the consumer report. We have read the foregoing and certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf, and any errors in this application may be used by the owner and/or agent to terminate the lease at any time.

DEPOSIT AND RECEIPT

Applicant hereby deposits the amount of \$ _____ . This amount will be refunded within 7 working days if the applicant is not accepted as a resident by the date of _____, or if the applicant withdraws this application in writing by 5:00 p.m. on _____ . If the applicant is accepted and resident does not enter into a lease agreement within 72 hours of notification of acceptance, then the amount deposited shall be retained as liquidated damages for holding the apartment off the market. If applicant does enter into a lease agreement, then the deposit shall be applied to the security deposit required under the lease. If applicant is accepted as a resident and enters into a lease agreement, then this document shall become part of the lease. If the landlord determines that any information contained herein is FALSE or MISLEADING, then, at the landlord's option, the lease shall be voidable upon 3 days notice. If there is an application processing fee, it is nonrefundable.

Date: _____	Signature of Applicant: _____	Date: _____	Signature of Applicant: _____
Date: _____	Signature of Leasing Agent _____		