

BOULDER PROPERTY MANAGEMENT

1100 28th Street, Suite #100

Boulder Colorado, 80303

(303) 473-9559

(303) 473-9614-FAX

RENTAL APPLICATION

Every person who will be residing in a property managed by Boulder Property Management, must fill out their own application.

The applicant must remember to include a social security number in order to have their application processed. At the time the application is received by Boulder Property Management, a \$40.00 non-refundable application report fee is to be paid by the applicant. If for any reason the applicant is accepted or denied by Boulder Property Management, the application fee of \$40.00 will not be refunded.

Should the applicant be denied by Boulder Property Management, the security deposit will be returned to the applicant in full. In the event the applicant is accepted, but has not yet signed a lease, and the applicant decides not to rent with BPM, then all sums paid hereunder may be applied against all damages or losses incurred by agent in holding said premises exclusively for applicant including, but not limited to, loss of rent until the premises is re-rented, advertising and administrative costs. A minimum of 50% of the entire security deposit will be forfeited. Whether we receive one check or individual checks for the deposit, all perspective applicants will be considered severally liable.

The applicant must sign the “disclaimer release” portion of the application in order for the application to be processed.

If the applicant is a student who is supported by other means than a job, they still should indicate approximately how much they receive financially each month. If applicant has never rented before they should indicate they lived at home in the “previous landlord” section of application.

Boulder Property Management

BOULDER PROPERTY MANAGEMENT

1100 28th Street, Suite #100

Boulder Colorado, 80303

(303) 473-9559

(303) 473-9614-FAX

RENTAL APPLICATION

(For Confidential Use By Management Only)

PLEASE PRINT: (Please Use Black Or Blue Ball Point Pen For Application)

Building Address of Where

Tenant is Applying For: _____ Unit # _____

Name: _____

Current Address: _____ Phone: (Cell) _____

City: _____ State: _____ Zip: _____ Phone: (Home) _____

Driver's License #: _____ State: _____ Phone: (Work) _____

Social Security #: _____ - _____ - _____ **(Must Provide In Order To Process Application)**

Date of Birth: _____ / _____ / _____ **(Must Provide In Order To Process Application)**

**** E-Mail Address:** _____

Name of Parents: _____

Parent's Address: _____

City: _____ State: _____ Zip: _____

Parent's Phone Number(s): (Home): _____ (Work): _____ (Cell): _____

Name of closest relative (Notify in Emergency): _____

Address: _____ Phone: Work-() _____ Phone: Home-() _____

Rental History: (If There Is No Rental History A Responsibility Agreement Is Required)

Do you Presently: Rent _____ Own _____ For How Long ? _____ Monthly Payment \$: _____

Current Landlord: _____ Phone: _____

Your Address: _____ City: _____ State: _____

Dates of Residence: From _____ To _____

Previous Landlord: _____ Phone: _____

Your Previous Address _____ City: _____ State: _____

Dates of Residence: From _____ To _____

General Information:

Are You A Student? Yes _____ No _____ If Student, Circle Full or Part Time: Full _____ Part _____

Primary Source of Income: _____ Phone Number to Verify: _____

Have You Ever Been Evicted or Asked to Vacate? Yes _____ No _____ If Yes, Where and When: _____

Have You Ever Been Convicted of a Crime? Yes _____ No _____ If Yes, Please Explain: _____

Have You Ever Been Arrested? Yes _____ No _____ If Yes, Please Explain: _____

Occupational Information:

Occupation: _____ Employer: _____ Supervisor: _____

Employer's Address: _____ Phone: _____ How Long? _____ Yearly Salary: \$ _____

Automobiles:

Make: _____ Model: _____ Year: _____ Lic.Tag # _____ State: _____

PET DISCLOSURE

Pets: Most of the rental units managed by Boulder Property Management do not permit pets. If you have a pet, please communicate with a representative about the availability of any housing permitting pets.

Type: _____ Size: _____ Weight: _____ Name: _____ Age: _____

Existing Medical Conditions: _____

Service Dogs: Service dogs are permitted if disclosed prior to move-in and if a tenant demonstrates that his or her dog is in fact a service animal. "Certifications", "registrations", and paraphernalia obtained from online websites are typically fraudulent and will not be accepted as evidence that a dog is a service dog.

NOTE: APPLICANTS WILL BE ACCEPTED ON "FIRST COME, FIRST SERVED BASIS". THIS PROPERTY IS MANAGED BY A LICENSED REAL ESTATE BROKER REPRESENTING HIS INTEREST AND/OR THOSE OF THE LANDLORD OF THE REAL PROPERTY. THE LANDLORDS HAVE HIRED BOULDER PROPERTY MANAGEMENT CORP. TO MANAGE THE ABOVE REFERENCED PROPERTY, AND WILL PAY ALL LEASING & MANAGEMENT FEES DUE. BOULDER PROPERTY MANAGEMENT CORP. WILL ASSIST ALL PERSONS WITHOUT REGARD TO RACE, COLOR, CREED, SEX, RELIGION, NATIONAL ORIGIN, FAMILIAL STATUS, MARITAL STATUS, HANDICAP, OR ANCESTRY.

AGENCY DISCLOSURE

LANDLORDS' 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.

DISCLAIMER RELEASE

I authorize and agree to allow Boulder Property Management to process this application and understand that an investigative consumer report may be requested that will include private information. I understand that Boulder Property Management may be requesting past and present employment information including salary. I also understand that a motor vehicle operation history and criminal history may be requested from various state and private sources along with other public records available. I hereby authorize, without reservation any law enforcement agency, administrator, state agency, institution, credit bureau and employer contacted by Background Information Services, Inc. to furnish the above mentioned information. I further acknowledge that telephonic facsimile (fax) or photographic copy shall be valid as the original.

If the information provided herein is later found by BPM to be false or misleading, or if Applicant fails to disclose material information, it will be considered a breach of any lease entered into with Applicant, and shall be grounds for eviction.

Note: This lease may be revoked and the Tenant removed from the premises if the civil and criminal background check(s) on applicant(s) is found by Boulder Property Management Corp., in its sole and absolute discretion, to be unsatisfactory or to contain negative character attributes. Any information provided by tenant in (his/her/their) rental application which is later found by landlord or BPM to be false or misleading, or if Tenant failed to disclose material information in a rental application, such conduct shall be considered to be a breach of this Lease, and shall be grounds for eviction.

Signature of Applicant: _____ Date: _____