

MANAGEMENT SOLUTIONS *of* COLORADO, Inc.

Phone: 303-483-5221 Fax: 303-539-4095 Email: dan@mscadvisors.com

RENTAL / CREDIT APPLICATION

\$50 application fee due when submitting application

Personal Information:

Date: _____ Interviewed by: _____

Name of Applicant: _____ Date of Birth: _____

Present Address: _____

City: _____ State: _____ Zip Code: _____

Previous Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____ Telephone: _____

SSN: _____ Driver's License Number: _____

How long have you lived at your present address: _____ How long at the previous address: _____

Current Landlord: _____ Telephone: _____

Previous Landlord: _____ Telephone: _____

Employer: _____ Occupation: _____ Current Salary: _____

How long with this employer: _____ Contact Person: _____ Telephone: _____

Govt Assistance: _____ Child support/Alimony: _____ Other Income: _____

How many will be living in this unit: Adults: _____ Children: _____ Pets: _____ Weight of pets: _____

Spouse Information:

Name of Applicant: _____ Date of Birth: _____

SSN: _____ Driver's License Number: _____ Telephone Number: _____

Employer: _____ Occupation: _____ Current Salary: _____

How long with this employer: _____ Contact Person: _____ Telephone: _____

Govt Assistance: _____ Child support/Alimony: _____ Other Income: _____

Bank Information:

Bank Name: _____ Branch: _____ Telephone: _____

Address: _____

Personal / Credit References:

	Relationship	Telephone Number
Personal Reference (1)	_____	_____
Personal Reference (2)	_____	_____
Personal Reference (3)	_____	_____

Other Information:

Number of vehicles (including company cars): _____

Make/Model: _____ Year: _____ Color: _____ Tag No.: _____ State: _____

Make/Model: _____ Year: _____ Color: _____ Tag No.: _____ State: _____

Make/Model: _____ Year: _____ Color: _____ Tag No.: _____ State: _____

Have you or you spouse ever filed bankruptcy? No Yes – If yes, when: _____

Have you ever been served an eviction notice or been asked to vacate a property you rented? No Yes

Have you willfully or intentionally refused to pay rent when due? No Yes – If yes, when: _____

Have any judgments been entered against you by a previous landlord? _____ If yes, when in what amount? _____

How did you find us: Craigslist: _____ Realtor: _____ Other: _____

Acknowledgement:

- I/We, the undersigned, understand that Management Solutions of Colorado, Inc. is the leasing agent and representative for the owner/landlord and that the leasing agent's fees will be paid by the owner/landlord. The undersigned acknowledge that this written notice was received prior to the undersigned receiving a lease agreement.
- Landlord does not discriminate against any applicant on the basis of an illegal purpose including, race, color, religion, sex, national origin, age, disability or family status. Such discrimination as the sole basis of refusal to rent is illegal throughout the United States. Local or State laws may provide additional protected classes from discrimination.
- I represent that the information provided in this Application is true and correct to the best of my knowledge.
- I understand and agree that I am depositing the sum of \$_____, with the landlord, to be used as a damage deposit upon approval of my application and the signing of a lease agreement with the landlord. In the event that I am denied for any reason, I understand that I will receive my entire damage deposit back with the exception of \$_____, to be retained to cover the costs of processing the application.
- *In the event that the application is approved, and the applicant refuses to sign a lease agreement and occupy the premises, for any reason, within 72 hours of notification of approval, the landlord shall retain \$_____, as liquidated damages for the loss opportunity to rent to others, the costs of showing the property again, related time and advertising costs, and other expenses incurred by the applicant refusal; the remainder of the deposit shall be refunded.

Applicant's Signature: _____ Date: _____

Co-Applicant's Signature: _____ Date: _____

Consent to Obtain Credit / Employment Information:

The undersigned authorizes landlord, leasing agent, and representatives of owner/landlord to contact the undersigned's current or previous landlord, and current employer, and further, by a copy of this application, authorizes any said landlord or employer to release pertinent residential and employment history information to be used in evaluating my lease application. I further authorize owner/landlord, leasing agent or its representatives to apply for or obtain an investigation or credit report in connection with this application. I understand that said investigation or credit report may contain information obtained from various state governmental and private entities relative to the undersigned's number of children, employment, occupation, general health, financial, and criminal history information.

I/We authorize Management Solutions of Colorado, Inc. to investigate my/our credit qualifications and hereby release, in any manner, all of the information obtained by you. I/We further release all persons, agencies, or firms from any liabilities resulting from providing such information. I/We declare under penalty of perjury that the information listed in this application is true and correct.

Executed on this ____ day of _____, 20 ____, in the city and state of _____, _____

Applicant's Signature: _____ Date: _____

Co-Applicant's Signature: _____ Date: _____

BROKERAGE DISCLOSURE TO TENANT:

The undersigned acknowledges that different brokerage relationships are available which include seller/landlord agency, buyer/tenant agency or transaction brokerage. Management Solutions of Colorado, Inc. is the Landlord's Agent and will be working with the tenant as a customer. The 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.

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.

I/We acknowledge that Management Services of Colorado, Inc. is working with us as a customer.

Executed on this ____ day of _____, 20 ____, in the city and state of _____, _____

Applicant's Signature: _____ Date: _____

Co-Applicant's Signature: _____ Date: _____