

PERSONALIZED MANAGEMENT SERVICES

RENTAL APPLICATION FORM

(PLEASE NOTE: ALL BOXED AREAS MUST HAVE ENTRIES)

RENTAL APPLICATION for the property at: [Street] [Apt#] [City]

Please return the completed application, along with your check or money order for the application fee, to:

Personalized Management Services, 5757 Central Ave., Ste. 205, Boulder, CO 80301

NOTE: Each Applicant, eighteen (18) years of age or older, who will be residing at the premises, MUST fill out a SEPARATE Rental Application. If additional space is needed, please write on the back of this form.

Applicant's legal name: [] Date of birth: [] SSN: []
Driver's License #: [] State: [] Other photo ID: []
Home phone: [] Cell #: [] Email: []
Vehicle make & model: [] Year: [] License Plate: [] State: []

If you are a student, please complete the following:

Permanent address: [Street] [Apt#] [City] [State] [Zip]
Mother's Name: [] Mother's phone #: []
Mother's address: [Street] [Apt#] [City] [State] [Zip]
Father's Name: [] Father's phone #: []
Father's address: [Street] [Apt#] [City] [State] [Zip]

Emergency contact (if other than your Parents)

Name: [] Relationship: [] Phone: []
Address: [Street] [Apt#] [City] [State] [Zip]

Other Occupants:

Name: [] Relationship: [] DOB: []
Name: [] Relationship: [] DOB: []
Name: [] Relationship: [] DOB: []
Name: [] Relationship: [] DOB: []

Which of you will be the main contact person? []

RESIDENT HISTORY - PLEASE COMPLETE FOR THE LAST 5 YEARS

Current address: [Street] [Apt#] [City] [State] [Zip] Rental dates: []
Landlord/Manager/Dorm RA name: [] Phone #: []
Monthly payment: [] Reason for moving: []
Previous address: [Street] [Apt#] [City] [State] [Zip] Rental dates: []
Landlord/Manager/Dorm RA name: [] Phone #: []
Monthly payment: [] Reason for moving: []
Previous address: [Street] [Apt#] [City] [State] [Zip] Rental dates: []
Landlord/Manager/Dorm RA name: [] Phone #: []
Monthly payment: [] Reason for moving: []

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BACKGROUND

If you answer "Yes" to any question, please explain below and/or on the back of this form if more space is needed.

Have you ever (please click or mark the appropriate answer):

- Been evicted from any leased premises? Yes Nc
- Broken a rental agreement? Yes Nc
- Filed for bankruptcy? Yes Nc
- Appeared before CU Judicial Affairs? Yes Nc
- Been charged with a violation in ANY Court, including Municipal Court, other than traffic violations? Yes Nc
- Been convicted, pleaded guilty, or no contest, received a deferred sentence, deferred prosecution, diversion, continued adjudication, continued petition, of any felony or misdemeanor? Yes Nc
- Are you a registered, or under consideration for registration, as a sexual offender? Yes Nc
- If yes, where?
- Are you currently facing prosecution for any misdemeanor or felony? Yes Nc

DETAILS FOR ANY "YES" ABOVE:

EMPLOYMENT & FINANCIAL INFORMATION

Present employer: Position:

Business address: Work phone:

Street Apt# City State Zip

Name of supervisor: Employed since:

Gross monthly income: Additional income: Source:

OTHER INFORMATION

Are you a student? Yes Nc If Yes, indicate year in school at time of move-in: Soph Junic Senic Graduat

List ANY other names you used, including maiden name:

Do you require any special accommodations? Yes No If Yes, explain:

Do you smoke: Yes No *Please note all our properties prohibit smoking within the premises.*

Do you intend to have pets on the premises? Yes Nc If Yes, how many?

Type/Breed: Age of pet(s): Weight: Color:

DEPOSIT AND FEES

I understand the application fee is a non-refundable payment for a credit, background and criminal check and processing fee for this Application and such sum is not a rental payment or security deposit. The amount will be retained by Owner\Agent regardless if the Applicant is approved or denied. Any false or misleading information or intentional omission will constitute grounds for rejection of the Application.

THIS APPLICATION IS PRELIMINARY ONLY AND DOES NOT OBLIGATE OWNER\AGENT TO EXECUTE A LEASE OR TO DELIVER POSSESSION OF THE DWELLING UNIT TO APPLICANT. THE RENTAL AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY OWNER\AGENT.

I understand the deposits and fees, payable by check or money order to Personalized Management Services, to be:

Non-refundable Application Fee: **\$30.00** Other fees: \$ 500.00 deposit

All monies deposited with Owner\Agent, less the non-refundable application fee, will be refunded with in seven (7) business days if the Application is denied. Owner\Agent will notify Applicant of acceptance or denial via phone, fax, email and/or mail. If the Application is accepted and the Applicant fails to sign the Lease within 5 calendar days of notification of acceptance of the Application, the **deposited amount may be retained by Owner\Agent as liquidated damages**. If Applicant is accepted as a resident and enters into a lease agreement, this document shall become part of the lease and the deposit shall become part of the security deposit.

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LICENSED REAL ESTATE BROKER AND PROSPECTIVE RESIDENT RELATIONSHIP DISCLOSURES

Different brokerage relationships are available that include landlord agency, tenant agency or transaction brokerage. The Colorado Real Estate Commission has a form (Form **BDT20-5-09**) setting forth the definitions of these working brokerage relationships.

For purposes of this document, landlord includes sub-landlord 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. Tenant understands that Tenant shall not be liable for Broker’s acts or omissions that have not been approved, directed, or ratified by Tenant.

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.

PLEASE NOTE: 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 Show a property as well as prepare and convey written offers, counteroffers and agreements to amend or extend the lease.

SIGNATURES (NOT VALID WITHOUT SIGNATURE OF APPLICANT)

_____	_____	_____
Signature of Applicant	Date	Printed name

_____	_____	_____
Signature of Owner\Agent\Broker	Date	Printed name

Return this completed form, along with your a check or money order for your application fee, to:

Personalized Management Services
5757 Central Ave., Ste. 205
Boulder, CO 80301
303.998.0754 office
303.544.1411 fax
Info@ColoradoRentalServices.com

For Internal Use Only

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