

PERSONALIZED MANAGEMENT SERVICES
REQUEST FOR TENANT INFORMATION & APPLICANT/TENANT INFORMATION

Please type or print clearly

Property address: _____

Last name: _____ First: _____ Middle: _____

Maiden: _____ Yrs. Married: _____ Other previous names: _____

SSN: _____ DOB: / / Age: _____ How long in Colorado: _____

Divers license #: _____ State of issue: _____ Cell phone: () _____

Present address: _____ City: _____ State: _____ Zip: _____

County: _____ How long: _____

Previous address: _____ City: _____ State: _____ Zip: _____

County: _____ How long: _____

Do you have any pets? Yes No If Yes, how many, what kinds and size (weight): _____

Landlord information:

Current landlord name: _____ Phone: () _____

Previous landlord name: _____ Phone: () _____

Employer information:

Current employer: _____ Phone: () _____

How long: _____ Position: _____ FT PT Hrs if PT: _____ Salary: \$ _____ per _____

Bank information:

Bank name/branch: _____ Phone: () _____ Acct #: _____

Conviction information

Have you ever been convicted of a crime? Yes No

If Yes, give dates of arrest & what police department: _____

Have you ever lived in another state? Yes No List other states: _____

Do you have any violations with the CU Judicial Review Board? Yes No If yes, give list of violations & dates: _____

The undersigned applicant hereby consents to allow Personalized Management Services ("Agent"), through its designated agents or employees, to obtain a consumer report and to obtain and verify my credit and employment information for the purpose of determining whether to lease an apartment or house to me. I also agree and understand that owner and its agents and employees may obtain additional consumer reports on each of us in the future to update or review our account. Upon my written request, owner will tell me whether consumer reports were requested and the names and addresses of any consumer reporting agency that provided such reports.

I hereby authorize, without reservation, any and all corporations, former employers, credit agencies, educational institutions, law enforcement agencies, city, state, county and federal courts, military and persons to release information they may have about me to the person or company for which the form has been filed, or their agent, BIS, Inc. I also authorize the procurement services of a consumer credit report. This releases the aforesaid parties from any liability and responsibility for collecting the above information. I further acknowledge that a telephone facsimile (fax) or photographic copy shall be as valid as the original.

Applicant's signature: _____

Today's date: ____ / ____ / ____

Return with the \$25.00 application fee (check or money order) to:

Personalized Management Services
2400 Central Ave., Ste. P-1
Boulder, CO 80301
303.998.0754

Personalized Management Services Use Only	
Reviewed by: _____	BIS Experian
Landlord/Agent account number: <u>1736 / 1298700</u>	

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY, OR TRANSACTION-BROKER.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS

(For purposes of this disclosure, buyer also means "tenant" and seller also means "landlord".)

Seller's Agent: A seller's agent works solely on behalf of the seller and owes duties to the seller which include the utmost good faith, loyalty and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller. The agent must disclose to potential buyers or tenants all adverse material facts about the property actually known by the broker. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the client.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer and owes duties to the buyer which include the utmost good faith, loyalty and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer. The agent must disclose to potential sellers all adverse material facts concerning the buyer's financial ability to perform the terms of the transaction and whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the client.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction with communication, advice, negotiation, contracting and closing 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 adverse material facts concerning a property or a buyer's financial ability to perform the terms of a transaction and whether the buyer 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.

Client: A client is a party to a real estate transaction with whom the broker has a brokerage relationship because such party has engaged or employed the broker as either an agent or a transaction-broker.

OUR WORKING RELATIONSHIP

Since we do not have a written agreement making me your buyer's agent, I am working with you as indicated below.

CHECK ONE BOX ONLY:

- Customer:** You are a Customer. I am the listing broker and the Seller's Agent.
- Customer for my Listings - Transaction-Brokerage for Other Properties:** When I am the listing broker, I am working with you as an agent for the seller and you are a Customer. When I am not the listing broker, I am working with you as a Transaction-Broker, and you are my Client.
- Transaction-Brokerage Only:** I am working with you as a Transaction-Broker.

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer should contact local law enforcement officials regarding obtaining such information.

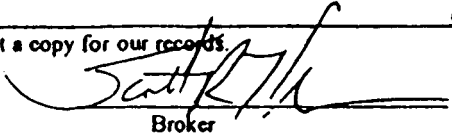
THIS IS NOT A CONTRACT. I have been given a copy of this Disclosure form on (date) _____

Buyer

Buyer

On (date) _____, I provided _____ (Buyer) with a copy of this Disclosure form and have kept a copy for our records.

Peris Mut. Services
Brokerage Firm


Broker