



706 S. College Ave #202.
 Fort Collins, CO 80524
 (970) 224-9204
 (970) 224-0242 fax
www.poudreproperty.com
info@poudreproperty.com

Residential Lease Application Package

Please complete BOTH forms and PRINT or write clearly.

Address Applying For: _____
 Desired Lease Start Date: _____

Personal Information:

Name: _____ Date of Birth _____ SSN _____ - _____ - _____
 Present Address: _____
 City: _____ State: _____ Zip: _____
 Home: (____) _____ Work: (____) _____ Cell: (____) _____
 Email: _____@_____ Driver's License #: _____ State: _____

Rental History:

Current Address: _____
 City: _____ State: _____ Zip: _____
 How Long at Address? _____ Rent/Mortgage: \$ _____
 Reason for Moving? _____
 Landlord's Name: _____ Phone: (____) _____

* If you own your own home, please supply the name and phone number of the mortgage company:
 Mortgage Company: _____ Phone: (____) _____

Previous Address - 1: _____
 City: _____ State: _____ Zip: _____
 How Long at Address? _____ Rent/Mortgage: \$ _____
 Reason for Moving? _____
 Landlord's Name: _____ Phone: (____) _____

Previous Address - 2: _____
 City: _____ State: _____ Zip: _____
 How Long at Address? _____ Rent/Mortgage: \$ _____
 Reason for Moving? _____
 Landlord's Name: _____ Phone: (____) _____

Employment History:

Current Employer: _____ Job Title: _____ Address: _____ City: _____ State: _____ Zip: _____ Supervisor: _____ Phone (_____) _____ Dates Employed: From _____ to _____ Monthly Salary: _____
Previous Employer - 1: _____ Job Title: _____ Address: _____ City: _____ State: _____ Zip: _____ Supervisor: _____ Phone (_____) _____ Dates Employed: From _____ to _____ Monthly Salary: _____
Previous Employer - 2: _____ Job Title: _____ Address: _____ City: _____ State: _____ Zip: _____ Supervisor: _____ Phone (_____) _____ Dates Employed: From _____ to _____ Monthly Salary: _____

Vehicles:

<u>Make</u>	<u>Model</u>	<u>License Plate#</u>	<u>State</u>
1. _____	_____	_____	_____
2. _____	_____	_____	_____

Person to Contact in case of Emergency:

Name: _____ Relationship: _____
Address: _____
Phone: _____ Other Phone: _____

Additional Information:

Do you have any special needs that we need to accommodate? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____
Have you ever been evicted? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____
Have you ever broken a Rental Agreement or Lease? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____
Have you ever been sued for damage to a rental property? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____
Do you currently owe any unpaid rent or late fees? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____
Do you know of anything that could interfere with your ability to pay rent? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____
Have you ever filed for bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No When: _____ Explain: _____
Have you ever been convicted of a felony or a misdemeanor? <input type="checkbox"/> Yes <input type="checkbox"/> No

In which State: _____ When: _____ Explain: _____

Do you currently have a Medical Marijuana permit? Yes No

Do you smoke? Yes No Are you a Student? Yes No

Do you currently have or intend to have Renters Insurance? Yes No

Insurance Company: _____ If not why not? _____

Please provide any additional income or other information you think will help with your application?

Parental Support: \$ _____ SSI/Soc. Security: \$ _____ Fin. Aid/Grants: \$ _____

Alimony/Child Suppt: \$ _____ Retirement/Pension: \$ _____ Other: \$ _____

Additional Income Information: _____

Pets:

<u>Name</u>	<u>Type/Breed</u>	<u>Sex</u>	<u>Neutered/Spayed?</u>	<u>Indoor/Outdoor?</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Occupants: (Please list all occupants that will be living with you)

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

How did you hear about us? Internet Yellow Pages Newspaper Other (Specify) _____

In compliance with State and Federal laws, this is to inform you that an investigation involving the above statements made on this application for tenancy for the above-mentioned property is being initiated. By signing this application you acknowledge that these verifications will be done and give us approval to do so. You have a right to dispute the information being reported.

I certify that to the best of my knowledge, the above statements are true and complete. I authorize RCE, Inc. DBA Poudre Property Services, to obtain character reports, credit reports, verification of rental or employment history as necessary to verify all information put forth in the above application for tenancy. False, fraudulent or misleading information may be grounds for denial of tenancy or subsequent eviction.

I acknowledge that I have received a copy of Form BDT-5-09 Brokerage Disclosure to Tenant as required by the Colorado Real Estate Commission.

Signature: _____ **Date:** _____



Poudre Property Services,
706 S. College Ave., Ste 202,
Fort Collins, CO 80524

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BD24-5-09) (Mandatory 7-09)

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

BROKERAGE DISCLOSURE TO

BUYER TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means landlord (which includes sublandlord) and buyer also means tenant (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, 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 buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller 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 buyer's financial ability to perform the terms of a transaction and, if a residential property, 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.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

Property Address: _____ Unit: _____
City: _____, CO, Zip: _____

or real estate which substantially meets the following requirements:

n/a

Buyer understands that Buyer shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

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.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- Customer.** Broker is the seller's agent and Buyer is a customer. Broker, as seller's agent, intends to perform the following list of tasks:
- Show** a property **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent of Buyer.
- Customer for Broker's Listings - Transaction-Brokerage for Other Properties.** When Broker is the seller's agent, Buyer is a customer. When Broker is not the seller's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Buyer.
- Transaction-Brokerage Only.** Broker is a transaction broker assisting in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

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

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____ . (Date)

~~BUYER~~ Tenant Name: _____

BROKER ACKNOWLEDGEMENT

On _____ (Date) , Broker provided _____ (Tenant Name)

(Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name:

Poudre Property Services
706 S. College Ave, Suite 202
Fort Collins, CO 80524
Phone: 970-224-9204, Fax: 970-224-0242

By: _____

Signature **John W. Bickerton**

Date