

Application for Lease

Roommates and additional applicants, other than spouses, are required to complete their own *Application for Lease*. There is a \$35 nonrefundable fee per applicant, due with submission of the application. Application fee must be paid via certified funds, cashier check, money order, or credit card.

Personal Information

First name: _____

Middle name: _____

Last name: _____

Date of birth: _____

Phone number: _____

E-mail: _____

Driver's license no.: _____

State of issue: _____

Address on license: _____

City on license: _____

SSN: _____

Phone no.: _____

Is there a co-applicant? Yes No

If yes, what is the name of the co-applicant?

Rental History

Current address:

Apt No: _____ City: _____

State: _____ ZIP: _____

Landlord's name:

Landlord's phone no.:

Amount of rent or mortgage: _____

Move in date: _____

Move out date: _____

Reason for moving: _____

Previous address:

Apt no.: _____ City: _____

State: _____ ZIP: _____

Landlord's name:

Landlord's phone number:

Amount of rent or mortgage: _____

Move in date: _____

Move out date: _____

Reason for moving: _____

Property

Address of property for which you are applying:

Monthly rent of property: _____

Security deposit: _____

Pet deposit: _____

Requested date of occupancy: _____

Occupants

Spouse's Name: _____

SSN: _____ Date of birth: _____

Total number of occupants: _____

Will all occupants be relatives? Yes No

Do you have any minor children that will be living with you? Yes No

Ages of the children who will be living with you:

Income & Credit

Monthly gross: _____

Other income: _____

Hourly pay rate: _____

Average hours per week: _____

Employment

Current or most recent employer...

Occupation: _____

Employer: _____

Phone: _____

Supervisor: _____

Supervisor' phone: _____

Address: _____

City: _____

State: _____ ZIP: _____

Start date: _____

End date: _____

Previous employer...

Occupation: _____

Employer: _____

Phone: _____

Supervisor: _____

Supervisor' phone: _____

Address: _____

City: _____

State: _____ ZIP: _____

Start date: _____

End date: _____

Personal References

Name: _____

Occupation: _____

Address: _____

Phone: _____

City: _____

State: _____ ZIP: _____

Time known: _____

Name: _____

Occupation: _____

Address: _____

Phone: _____

City: _____

State: _____ ZIP: _____

Time known: _____

Vehicles

Vehicle one...

Year: _____

Make: _____

Model: _____

Color: _____

License no.: _____

State of issue: _____

Vehicle two...

Year: _____

Make: _____

Model: _____

Color: _____

License no.: _____

State of issue: _____

Credit References

Checking account

Bank name: _____

Branch city: _____

Branch state: _____

Phone: _____

Account no.: _____

Savings account

Bank name: _____

Branch city: _____

Branch state: _____

Phone: _____

Account no.: _____

Renter's Insurance

Your personal belongings are not covered by the owner's insurance policy.

Proof of renter's insurance must be received by management prior to move-in with a minimum \$100,000 liability.

Do you currently have renter's insurance?

Yes No

History

Have you ever been evicted from a place of rental? Yes No

Do you owe any unpaid rent? Yes No

Have you ever violated a lease, rental agreement or regulations? Yes No

Have you ever been charged with misuse or abuse to any rental property? Yes No

Have you ever been convicted of a felony and/or any sex offense? Yes No

If yes, explain: _____

Are you currently facing prosecution for a felony and/or any sex offense? Yes No

If yes, explain: _____

Emergency Contact

Primary emergency contact...

Name: _____

Phone: _____

Address: _____

City: _____

State: _____ ZIP: _____

Relationship to Applicant: _____

Secondary emergency contact...

Name: _____

Phone: _____

Address: _____

City: _____

State: _____ ZIP: _____

Relationship to applicant: _____

Pets

Management has the right to terminate any pet agreement with a ten day written notice without cause and it is agreed that the animal(s) will be removed. Cornerstone Management Team does not accept aggressive dog breeds. Please ask for details.

Do you presently have a pet or plan to get one? Yes No

If yes how many pets do you own? _____ Pet type: Dog Cat Both Other

Notice to Applicants

All application information is respected as confidential.

Applicants are hereby notified that Cornerstone Management Team subscribes to a national credit bureau and that information provided herein may be used in obtaining a credit, criminal and eviction background checks prior to approval or disapproval of this application. The applicant(s) hereby waive any claim or damages by reason of non-acceptance of this application which may be rejected by Cornerstone Management Team or its agents without stating any reason whatsoever, provided however, that no applicant(s) will be rejected as a result of race, color, religion, sex, or place of national origin. Further, applicant(s) acknowledge that Cornerstone Management Team will be the sole authority in deciding whether this application is approved.

Should this application be disapproved as a result of a credit, criminal and/or eviction background check, the applicant(s) will be provided with the name of the Credit Bureau from which the information was obtained. Cornerstone Management Team is not obligated to provide copies of any documentation received from any Credit Bureau and WILL NOT discuss individual credit data with applicants. Applicant(s) should contact the Credit Bureau with any questions they may have.

There is \$35 nonrefundable application fee per adult applicant to be collected at the time the application is submitted for approval. All deposits given to Cornerstone Management Team to hold a unit are non refundable.

Credit Card Authorization, Background Check Agreement

I hereby apply to lease the property identified in this *Application for Lease* for a period of _____ months, plus the remainder of the month of _____, if applicable, in accordance with the standard terms and conditions of the Cornerstone Management Team Lease Agreement at a rental rate of \$_____ per month and a security deposit of \$_____ plus pet deposit.

I hereby authorize Cornerstone Management Team to obtain and use, at no additional cost to me, reports and information from credit reporting agencies and/or from persons or entities with whom I have had business transactions which they believe bear upon acceptance of this application.

I understand that this application shall be binding upon Cornerstone Management Team only when accepted in writing by an authorized agent of Cornerstone Management Team and subsequent completion of a Lease Agreement between all of the Applicant(s) and Cornerstone Management Team and when the agreed upon amounts of money have been properly paid. I further understand that in the event of a conflict between this application and the Lease Agreement signed as a result of this application, that the contents of the Lease Agreement shall prevail.

I approve Cornerstone Management Team to charge \$_____

on credit card number _____

expiration date _____ cvc number _____

Signature: _____ Date: _____

Signature: _____ Date: _____

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 for 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: _____ or real estate which substantially meets the following requirements:

_____ acceptable apartment/townhouse/rental property _____

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 _____

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker’s records. Brokerage Firm’s Name: Cornerstone Management Team, LLC

Broker