

# COLORADO MANAGEMENT REALTY INC.

5783 SHERIDAN BLVD STE 202 ARVADA CO 80002 303-433-2325 - 303-433-5044 FAX



COLORADO MANAGEMENT & REALTY INC WORKS SOLELY ON BEHALF OF THE LANDLORD TO PROMOTE THE INTEREST 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 LANDLORDS AGENT MUST DISCLOSE TO POTENTIAL RENTERS ALL ADVERSE MATERIAL FACTS ACTUALLY KNOWN BY THE LANDLORD'S AGENT ABOUT THE PROPERTY.

Property Address:		Unit #:	Rental Amount:	Deposit Amount:	Move in Special:
Applicant's Name (middle initial)		Phone	Spouse or Co-Applicant		Phone
Social Security Number		Date of Birth	Social Security Number		Date of Birth
Present Address (Street Name & Number)		How long	Present Address (Street Name & Number)		How long
City	State	Zip	City	State	Zip
Present Landlord		Phone	Present Landlord		Phone
Previous Address (Street Name & Number)		How long	Previous Address (Street Name & Number)		How long
City	State	Zip	City	State	Zip
Employed By (Name & Address)			Employed By (Name & Address)		
Supervisor's Name	Phone	How Long	Supervisor's Name	Phone	How Long
Position	Salary		Position	Salary	
Other Income	Source of Other Income		Other Income	Source of Other Income	
Driver's License No.	State	Expiration	Driver's License No.	State	Expiration
Auto Make	Year	State	License Number	Auto Make	Year
Other Persons to Occupy Premises					
Name		Age	Name		Age
Name		Age	Name		Age
In Case of Emergency Notify					
Name		Address		Phone	
No	Yes				
Do You Have Any Pets?		Type	Bank Name		Acct. #
Have you ever been evicted, asked to vacate, arrested, any judgments levied against you or initiate litigation against a landlord ?					
No	Yes	If yes, please give details:			

### Deposit and Agreement of Understanding

Applicant(s) submit this application for the purpose of qualifying as an approved tenant for the above property and intend to enter into a lease agreement for that purpose if approved. **Applicant(s) understand all property is rented in as-is condition and that no verbal promises have been made.** Only written and signed agreements are enforceable. Applicant(s) understand that Colorado Management & Realty, Inc. (CMR) is the agent for the property owner and works solely on their behalf and in their interest. **Applicant(s) understand he/she is signing a legally binding document and have had opportunity to consult counsel prior to signing.** Applicant(s) understand and agree that he/she is depositing \$\_\_\_\_\_ via check or money order with the landlord/agent, \$\_\_\_\_\_ of which is a **non-refundable application fee** and the remainder as earnest money. Applicant(s) shall pay additional earnest money of \$\_\_\_\_\_ within 24 hours of notification of approval. Upon execution of the lease by Applicant(s), all earnest money shall be applied towards the security deposit, other deposits and then rent. **Applicant agrees to make no cash payments.** In the event that Applicant(s) application is denied for any reason, he/she understands that CMR will refund any earnest money to Applicant(s) within 30 days of the notification of denial, but CMR shall retain the application fee to cover the costs of processing the application. In the event that the application is approved, but Applicant(s) fail to comply with the above terms and/or fail to sign a lease agreement and occupy the premises, for any reason, by\_\_\_\_\_, 20\_\_\_\_ Applicant(s) agree that CMR is entitled to retain any earnest money deposit as liquidated damages for the lost opportunity costs to rent to others, the cost of showing the property again, related time and advertising costs and other expenses incurred by the Applicant(s) refusal. Applicant(s) agree that such damages are difficult to ascertain and that the earnest money deposit represents a fair and reasonable estimate of such damages. Applicant(s) shall be notified of approval/denial by telephone (live or via voicemail) at the phone number provided herein. Applicant(s) certify the signature(s) below represents his/her authorization for CMR, by and through its agents, to conduct background checks including but not limited to credit, criminal, employment and previous rental history. Additionally, Applicant(s) authorize CMR to share any information it obtains or possesses with other creditors or for other legal purposes. In the event of default of the lease agreement, Applicant(s) agree that additional credit information may be requested for collection purposes. Applicant(s) understand that providing any misinformation will be grounds for denial and/or breach of any lease Applicant(s) subsequently sign, and upon discovery of such misinformation, Applicant(s) may be required to move within 3 days written notice duly served by landlord/agent.

Applicant(s) understand his/her continuing obligation to notify CMR of any changes to any of the information contained in this application for the length of the tenancy.

Check or M.O. # & Amount	Check or M.O. # & Amount	Check or M.O. # & Amount
Colorado Management & Realty Inc.	Signed & Completed by (Applicant)	Signed & Completed by (Applicant)
Date	Date	Date

Date Approved: \_\_\_\_\_

Date Notified: \_\_\_\_\_