



Rental Application

Revised 02-14-05

Occupant Information:

Name: _____ Social Security # _____ Date of Birth: _____

Drivers License or State Issued Photo Identification # _____ State Issued: _____

Contact Numbers: hm _____ cell _____ E-mail Address: _____

Present Address: _____ City: _____ State: _____ Cnty: _____ Zip Code: _____

Current Landlord or Mortgage Company: _____ Phone Number: _____

Dates of Occupancy: from _____ to _____ Monthly Rent or Mortgage Amount: _____

Previous Address: _____ City: _____ State: _____ Cnty: _____ Zip Code: _____

Previous Landlord or Mortgage Company: _____ Phone Number: _____

Dates of Occupancy: from _____ to _____ Monthly Rent or Mortgage Amount: _____

Present Employer: _____ City: _____ State: _____ Zip Code: _____

Position: _____ Date of Hire: _____ Gross Monthly Income: _____

Supervisors Name: _____ Phone Number: _____

Previous Employer: _____ City: _____ State: _____ Zip Code: _____

Position: _____ Dates of Empl: _____ Gross Monthly Income: _____

Supervisors Name: _____ Phone Number: _____

Other Income: \$ _____ Source: _____ Frequency: _____

Other Income: \$ _____ Source: _____ Frequency: _____

Vehicle(s):

Make and Model: _____ Color: _____ Year: _____ License: _____

Emergency Contact:

Name: _____ Relationship: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Please list any other occupant(s) who will occupy the apartment home under the age of eighteen:

Name: _____ Relationship: _____ Date of Birth: _____

Name: _____ Relationship: _____ Date of Birth: _____



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Please complete the following questions:

- 1.) Do you own any pets? _____ If so, how many? _____ Type/Breed _____ Color _____ Height ____ Weight _____
- 2.) Have you or any occupants that will be residing in the apartment home ever:
 - a. Been evicted or left without notice any place of rental? _____ If yes, where and when? _____
 - b. Violated a lease, rental agreement and or rules/regulations at any current or previous places of residences? _____
 - c. If yes, to the above question. Please provide a brief description of incident(s). _____
 - d. Owe any unpaid rent? _____ If yes, how much? _____
 - e. Filed for bankruptcy? _____ If yes, when? _____ Date bankruptcy discharged? _____
 - f. Had any judgments, collections or liens placed against you? _____ If yes, when? _____
 - g. Been accused of, or charged with a crime? _____ If yes, please provide a brief description and date: _____

Release

This is to inform you that by completing the above information and signing below that you hereby authorize Corum Real Estate Group and any of its acting agents to process your application and in as such may begin preparing an investigative consumer report whereby information is obtained through personal interviews with your landlord and employers present or past, others whom you are acquainted with, a credit check and criminal background report. I hereby agree that upon approval of this rental application, to execute a lease in accordance with the terms set forth in this rental application and my rental liability shall commence on this date of _____, 20____, pursuant to the terms of the lease. The applicant does hereby understand that approval of this application is contingent upon the information supplied above mentioned consumer report meeting Corum Real Estate Groups Resident Selection Criteria. The Owner, Corum Real Estate Group and/or any of its acting agents may refuse possession of the above mentioned accommodations due to any derogatory information contained or supplied within the consumer report. I have read the foregoing and do hereby certify that the information herein is **True** and **Correct**, that this application is submitted for the purpose of inducing approval of this application in my behalf, and any errors in this application may be used by the owner and/or agents to terminate the lease at any time.

Receipt of Deposit

Applicant hereby deposit the amount of \$_____. This amount will be refunded within 7 business days if the applicant is not accepted as a resident by the date of _____, 20____, or if the applicant withdraws this application in writing within 72 hours from the date of this application. If the applicant is accepted and resident does not enter into a lease agreement within 72 hours of notification of acceptance, then the amount of the deposit shall be retained as liquidated damages for holding the apartment home off the market. If the applicant does enter into a lease agreement, then this document shall become part of the lease. If the landlord determines that any information contained herein is **False** or **Misleading**, then, the landlord retains the right to void the lease upon 3 days notice. Any application processing fee required or collected is non-refundable.

Applicants Signature: _____ Date: _____, 20____.

Agent for Owners Signature: _____ Date: _____, 20____.

For Office Use Only:

Community: _____ Apartment #: _____ Apartment Type: _____
 Monthly Base Rent: \$ _____ Expected Move-in Date: _____

Rental Selection Criteria

Premier Lofts

Effective July 16, 2008

Premier Lofts evaluates each person applying to live at its community with a credit-risk scoring system that is provided by an independent consumer reporting agency and consistently applied to all of Premier Lofts applicants. This scoring system uses a statistical model to estimate the credit risk that an applicant may not satisfactorily fulfill his/her lease obligations. The statistical model was developed from data regarding actual residents and their payment performance of their lease obligations. Prior to final acceptance of each applicant, Premier Lofts will use this system to provide Premier Lofts with a numerical score that represents a relative measure of the credit risk associated with that applicant. Each applicant's credit-risk score will be compared to Premier Lofts acceptance policies to determine whether or not the applicant may be accepted. If your application is rejected based on your credit-risk score, or accepted with certain additional conditions, you will be advised what factors most adversely affected your score and you will be given the name, address, and telephone number of the consumer reporting agency that provided the credit-risk score to Premier Lofts. An applicant who is rejected based on his/her credit-risk score, or accepted with certain additional conditions, may obtain a copy of the consumer report(s) on which the credit-risk score was based, and may initiate an investigation to have any erroneous information contained in such reports corrected. The consumer reporting agency will advise you of the actions that you may take in order to do so.

A separate rental application must be processed on all prospective residents 18 years of age or older, and an application fee paid for each applicant. A valid form of legal identification is required at the time of application and move-in. All prospective residents will be qualified on the following criteria.

CREDIT HISTORY – The first step in the application process is a credit report which will be processed on each applicant. The credit report will be part of a scoring model of 0 to 1000 points used by Leasingdesk Screening. A score of **675** or higher must be obtained for the approval process to continue. If applicant takes exception with the credit findings, he or she is responsible for contacting the credit bureau.

INCOME – Applicant(s) must have a verifiable source of income that when combined the gross amount is equal to a minimum of 2.75 times the monthly rent. If retired or unemployed applicant must provide other sources of verifiable regular monthly income, (for example: investments, trust funds, child support, alimony, etc.) that cover 2.75 times the monthly rent for monthly income sources; or cover the entire amount of the lease term (for example: savings accounts).

EMPLOYMENT - When applying, it is the obligation of the applicant(s) to provide proof of employment through a copy of two (2) most current paycheck stubs; or if self employed the previous year's tax return or W-2; or job offer letter stating the start date and salary on company letterhead. Students must provide documentation of full-time student status (12 credit hours); if income cannot be verified, a Co-signer or additional deposit will be required.

RENTAL HISTORY – Applicants must provide at least 6 months of verifiable rental and/or payment history within the last 2 years from a landlord, apartment community or mortgage company, (including a prompt payment record and compliance with all community policies). Acceptable rental/payment history would include no more than three (3) late payments or returned checks per year of residency. Reference information from family members or friends will not be considered.

CONDITIONAL APPROVAL – An Additional Deposit equal to one month's rent or Co-signer will be required if the Leasingdesk Screening score is **481-674** or criteria for any one of Income, Employment or Rental History have not been met, or have only been partially met. All adverse action requirements will be combined when reviewing multiple applications.

Note: In the event a co-signer is required, he/she must complete an *Application for Residency* and meet all of the Rental Selection Criteria. A co-signer will be full responsible for the *Lease Agreement* if the occupying resident(s) default.

CRIMINAL BACKGROUND CHECK – A criminal background check obtained from Leasingdesk Screening will be used as part of the qualifying criteria at this community.

CORPORATE LEASES – An application can be submitted in the name of a company as long as the business entity has a valid Federal Tax ID number that is verifiable by the Colorado Secretary of State. A credit report will be accessed to determine the company's ability to make timely payments of rent. The company must provide a minimum of three (3) trade references that will be verified. A larger application fee or additional deposit may be required.

AUTOMATIC DENIAL FOR RESIDENCY - An Applicant will automatically be denied for the following reasons:

- Falsification of any information on the Rental Application
- Leasingdesk Screening Score of **480** or lower
- Anyone currently in the process of filing a bankruptcy
- Having been evicted by a previous landlord for cause
- Any unresolved debts to a landlord or mortgage holder, (unless debt is paid prior to approval of rental application).
- Rental applicants who have charges against them for one or more criminal offenses involving violence, sexual offenses, drug-related activity, injury to person or damage to property, including, without limitation, homicide, battery and assault, sexual assault, possession or sale of an illegal substance, burglary or theft, illegal possession or sale of weapons
- Rental applicants who have been convicted of one or more of such criminal offenses
- Rental applicants who have pleaded guilty or no contest to one or more of such criminal offenses
- Rental applicants who have had one or more of such criminal offenses disposed of other than by an acquittal or finding of "not guilty".

OCCUPANCY STANDARDS – the maximum number of occupants per apartment are as follows; 1 Bedroom – 2 persons; 1 Bedroom with Den or Loft* - 3 persons; 2 Bedroom – 4 persons; 2 Bedroom with Den or Loft* - 5 persons; 3 Bedroom – 6 persons. If for any reason the number of occupants exceeds the maximum number for that floor plan, resident may be able to transfer to the appropriate floor plan, (subject to availability of alternate floor plan types and resident's compliance with existing lease agreement), to comply with the occupancy limits, or vacate the apartment subject to the terms and conditions of the lease agreement and supporting addenda.

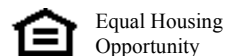
Note: for floor plans denoted with an *, the Den or Loft must include a closet and window in order to qualify for an added occupant.

This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

I/We have read the above and understand the criteria from which the application(s) will be approved or denied.

Applicant Signature/Date

Applicant Signature/Date



Applicant Signature/Date

Applicant Signature/Date

Applicant(s) must receive a copy of this receipt.