

**IMPORTANT INFORMATION ABOUT PORTABLE TENANT SCREENING REPORTS FOR
COLORADO RESIDENTIAL APPLICANTS**

***Allen Realty accepts Portable Tenant Screening Reports (PTSR) as defined in
section 38-12-902(2.5), Colorado Revised Statutes.***

You, the prospective tenant, have the right to provide Allen Realty with a PTSR. If you provide a PTSR, Allen Realty may not charge you an application fee, and Allen Realty may not charge you a fee for accessing or using your PTSR.

Your PTSR must meet the following requirements.

1. Contain the following information:
 - a. Name
 - b. Contact Information
 - c. Employment and income verification
 - d. Last address
 - e. Rental and credit history (last 7 years if applicable)
 - f. Criminal history for all federal, state, and local convictions
 - g. Date the PTSR was generated
2. Be less than 30 days old.
3. Be made available to Allen Realty at no cost and directly from a consumer reporting agency or third-party website that is in the business of providing consumer reports.
4. Comply with all state and federal laws pertaining to the use and disclosure of consumer report information.
5. Contain a statement that since the PTSR was generated, there has not been a material change in the PTSR information, including your name, address, bankruptcy status, criminal history, or eviction history.

Residential Rental Application Fee

If you do not have a PTSR, or your PTSR does not meet the above-listed requirements, Allen Realty will run a credit and background check and you will be required to pay Allen Realty's application fee of twenty-five dollars (\$25.00). The application fee is necessary to cover the credit and background report fees and associated labor costs. This fee is nonrefundable.

If Allen Realty denies your application, Allen Realty will provide you with written notice of your denial, a copy of the credit and background report (if applicable), and the reason(s) for the denial. The notice of denial will be sent to you via email, or if no email is provided, by U.S. mail.

ALLEN REALTY

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Residential Rental Application

A separate application must be completed by every prospective tenant/occupant 18 years of age or older.

Premises Address:		Unit:	
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Applicant Information

Name:			
Mailing Address:			
Mobile Phone:		Email Address:	
Date of Birth:		SSN:	
Driver's License No.:			

Additional Occupant(s) Information (Minors)

Name:			
Date of Birth:		Relationship:	

Name:			
Date of Birth:		Relationship:	

Name:			
Date of Birth:		Relationship:	

Name:			
Date of Birth:		Relationship:	

Pets/Animals: If you have pets or animals, please list the number, and breeds below. This is for informational purposes only and does not constitute approval to house any pets/animals in the premises.

Number:		Breeds/Types:	
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Rental History

Current Address:			
Dates:		Rent Amount:	
Landlord's Name:		Phone No.:	

Previous Address:			
Dates:		Rent Amount:	
Landlord's Name:		Phone No.:	

Previous Address:			
Dates:		Rent Amount:	
Landlord's Name:		Phone No.:	

Previous Address:			
Dates:		Rent Amount:	
Landlord's Name:		Phone No.:	

Employment Information

Employer Name:			
Address:		Phone:	
Dates:		Salary:	

Financial Institution Information

Bank:		Branch:	
Checking Acct No.:		Savings Acct No.:	
Other Acct Nos.:			

Vehicles

Make:		Model:	
Year:		License No.:	
Monthly Payment:			

Make:		Model:	
Year:		License No.:	
Monthly Payment:			

Monthly Obligations: Please list all monthly payments you are required to make (e.g., credit cards, lines of credit, child or spousal support, etc.), except your current rent or vehicle payments, if already listed above.

Description:		Amount:	
Description:		Amount:	
Description:		Amount:	
Description:		Amount:	
Description:		Amount:	
Description:		Amount:	
Description:		Amount:	

Criminal History: Have you ever been convicted of a felony? Yes No

If, yes, please provide the following information:

Type of Felony:			
Jurisdiction:		Year:	

Type of Felony:			
Jurisdiction:		Year:	

Type of Felony:			
Jurisdiction:		Year:	

Personal References

Name:			
Phone:		Relationship:	

Name:			
Phone:		Relationship:	

Emergency Contact

Name:			
Address:			
Phone:		Relationship:	

Additional Information: Please provide any additional information or comments below.

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I, the above-named applicant, represent and warrant that the information provided in this rental application is true and accurate to the best of my knowledge. I authorize Allen Realty to use this information to verify the accuracy of this application, including sharing this information with third parties. I also understand that any potential cotenants or other occupants over the age of 18 must complete and provide a separate application in order to be eligible to live in the premises, regardless if that potential cotenant or occupant will be occupying the premises at the beginning of the lease term or at some time during the lease term.

Applicant Signature **Date**

For Allen Realty Use Only

Application Approved?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If YES:			
Security Deposit Amount:		Rent Amount:	
Date Received:			

If NO:			
Reasons application was declined:			