

## **BOULDER FLATS DEVELOPMENT RENTAL APPLICATION**

**Please complete one per applicant; must include \$100.00 application fee per person. ☐ Paid**

USE INK PEN: Complete **each line**, circle, or check, or state "N/A." Submit full-sized hard copy in person or by USPS mail only. We do not accept email/fax, incomplete, illegible, reduced size. **Please respect our hypoallergenic "no dander" home environmental policy; If you feel that you must have an animal, please pass.**

Rental Property Address: \_\_\_\_\_  
Name: \_\_\_\_\_ Phone: (Cell) \_\_\_\_\_  
Current Address: \_\_\_\_\_ Phone: (Home) \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: (Work) \_\_\_\_\_  
Valid Driver's License No.: \_\_\_\_\_ State: \_\_\_\_\_ License Photocopy Included Y ☐ N ☐  
Social Security No.: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ (Must Provide in Order to Process Application)  
Date of Birth: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (Must Provide in Order to Process Application)  
Email Address: \_\_\_\_\_ How did you find us? \_\_\_\_\_  
Names of Parents: \_\_\_\_\_  
Parent's Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Parent's Phone Numbers: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_  
Name of Closest Relative/Emergency Contact: \_\_\_\_\_  
Emergency Contact's Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Emergency Contact's Phone Numbers: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

**Rental History: If No Rental History, a Parental Guarantee Form is Required.**

Do You Presently: Rent: \_\_\_\_\_ Own: \_\_\_\_\_ For How Long? \_\_\_\_\_ Monthly Payment: \_\_\_\_\_  
Current Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
Your Current Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Dates of Residency: From: \_\_\_\_\_ To: \_\_\_\_\_  
Previous Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_  
Previous Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Dates of Residency: From: \_\_\_\_\_ To: \_\_\_\_\_

**General Information:**

Are You A Student? Y/N If Yes, FT/PT? Do you **now own/plan** to own an animal? Y/N If Yes, **attach** explanation.  
All Sources of Income: \_\_\_\_\_ Phone Number(s) to Verify: \_\_\_\_\_  
Have You Ever Been Evicted or Asked to Vacate? Circle: Y/N If Yes, **attach** complete explanation.  
Have You Ever Been Convicted of a Crime? Circle: Y/N If Yes, **attach** complete explanation.

**Occupational Information: If no job history, provide Parental Guarantee Form or Turbo Tenant Application.**

Occupation: \_\_\_\_\_ Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
Employer's Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Duration of Employment: \_\_\_\_\_ Yearly Salary: \_\_\_\_\_  
**Car:** Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Tag No.: \_\_\_\_\_ State: \_\_\_\_\_

I authorize the release of any information needed by the Rental Agent/Manager to verify the accuracy of the above information; I fully understand that any disinformation I input herein may nullify my lease at Landlord's discretion. I understand that if I do not comply with the terms of the lease or fail to pay the rent, information may be turned over to a credit-reporting or collections agency. All approved applicants will complete and sign the initial lease or any renewal lease within **seven (7) business days** of notification of acceptance, including submission of required earnest money payment. If the lease is not signed within seven days of acceptance, applicants each forfeit their \$100.00 rental application fees; but this fee will be credited to earnest money if they do sign. I acknowledge that, upon my request, I will be responsible for accessing the nonnegotiable Boulder Flats Development Lease to review in its entirety prior to signing. I agree to accept all application communications electronically. I will perpetually provide my current reliable contact phone number and email and will remain accessible for notification of acceptance or I will be responsible for paying the above non-refundable application fee. If not approved, earnest money deposit will be returned. I will include parent(s) in my lease review/signing, and always keep our copy accessible.

Applicant Name	Signature	Date	My Phone Number(s)	My Email
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We will continue to market this property until all completed Lease applications are received. If your application is approved, you have three (3) business days from receiving notice of your approval to notify the Rental Agent/Manager of your decision not to go forward with signing the Lease. After three (3) business days, the Rental Agent/Manager will cease marketing the property and reserves the right to keep the partial earnest money deposit as liquidated damages in the event that you later decide not to sign the Lease. **A complete application** requires receipt of \$100.00 rental application fee, a partial **earnest money** deposit equal to one month's full rent, made payable to "[property address], LLC," a **photo ID** (passport or valid driver's license). **The balance of your earnest money payment is due at time of lease signing.**

3040 Pennsylvania Avenue, Boulder, CO 80303 • Phone 720-272-6000

Name and Fax # of Prior/Still-Current Landlord: \_\_\_\_\_

Dear Landlord,

Thank you for responding to our inquiry regarding your tenant, \_\_\_\_\_, who claims prior or ongoing residency with you. Please immediately submit within 48 hours your responses to the following questions:

1. Please confirm dates of lease: \_\_\_\_\_ Rent Amount: \$ \_\_\_\_\_

2. Any late or “short” monthly rental payments? Circle: Y/N

Explain: \_\_\_\_\_

If any, how many “postings” or late fees?

3. Any police or incident reports or noise complaints against the housing unit in which applicant resides/resided? Circle: Y/N

Explain: \_\_\_\_\_

4. Any other information that we should know, that you would want to know, as a Landlord?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

***By signing below, applicant hereby grants you, former/still-current Landlord, permission to, and hereby formally requests that you, disclose to Boulder Flats Development Company information responsive to these questions. Provision of false information may constitute fraud.***

\_\_\_\_\_  
Applicant Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

Thank you for your cooperation.