

Rental Application For: \_\_\_\_\_ Address or Unit # \_\_\_\_\_

Please email or text the completed Application to: [flatironshousing@gmail.com](mailto:flatironshousing@gmail.com) OR scan/text to 303-818-1917

NOTE: Each Applicant, eighteen (18) years of age or older, who will be residing in the Premises, MUST fill out a SEPARATE Rental Application. If additional space is needed, please write on the back of the form.

Applicant's Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ SS#: \_\_\_\_\_

Driver's License No.: \_\_\_\_\_ State: \_\_\_\_\_ OR Other Photo ID: \_\_\_\_\_

Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Vehicle Year and Make: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate # and State: \_\_\_\_\_ Registered To: \_\_\_\_\_

If you are a full-time student, please complete the following:

Permanent Address: \_\_\_\_\_ Street \_\_\_\_\_ Apt.# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip

Parents 1's Name: \_\_\_\_\_

Parents 1's Address: \_\_\_\_\_ Street \_\_\_\_\_ Apt.# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip

Parent 1's Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Parent 2's Name: \_\_\_\_\_

Parent 2's Address: \_\_\_\_\_ Street \_\_\_\_\_ Apt.# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip

Parent 2's Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Which parent should we contact? \_\_\_\_\_ Best time to call? \_\_\_\_\_

**Emergency Contact (if other than Parents):**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Street \_\_\_\_\_ Apt.# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone: \_\_\_\_\_

**Other Occupants:**

Who will be the Main Resident Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

### **RESIDENT HISTORY – PLEASE COMPLETE FOR PAST 5 YEARS**

**Current Address:** \_\_\_\_\_ Street \_\_\_\_\_ Apt.# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Rental Dates

Landlord's/Manager's Name/If Dorm, R.A.'s Name \_\_\_\_\_ Phone \_\_\_\_\_ Rental Dates

Monthly Payment: \_\_\_\_\_ Reason for Moving: \_\_\_\_\_

**Previous Address:** \_\_\_\_\_ Street \_\_\_\_\_ Apt.# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip

Landlord's/Manager's Name/If Dorm, R.A.'s Name \_\_\_\_\_ Phone \_\_\_\_\_ Rental Dates

Monthly Payment: \_\_\_\_\_ Reason for Moving: \_\_\_\_\_



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## BACKGROUND

If you answer "Yes" to any question, please explain below and on the back of form if more space is needed. **Have you ever:**

Been evicted from any leased premises within the past 7 years? Yes \_\_\_\_\_ No \_\_\_\_\_

Broken a rental agreement within the past 7 years? Yes \_\_\_\_\_ No \_\_\_\_\_

Filed for bankruptcy within the past 7 years? Yes \_\_\_\_\_ No \_\_\_\_\_

Appeared before CU Student Conduct? Yes \_\_\_\_\_ No \_\_\_\_\_

Been charged with a violation in ANY Court, including Municipal Court, other than a traffic violation? Yes \_\_\_\_\_ No \_\_\_\_\_

Been convicted, pleaded guilty or no contest, received a deferred sentence, deferred prosecution, diversion, continued adjudication, continued petition, of any felony or misdemeanor within the past 5 years? Yes \_\_\_\_\_ No \_\_\_\_\_

Are you registered or under consideration for registration as a sexual offender? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, where: \_\_\_\_\_

If yes, type of offense: \_\_\_\_\_

Are you currently facing prosecution for any misdemeanor or felony? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you have a medical marijuana card? Yes \_\_\_\_\_ No \_\_\_\_\_

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## EMPLOYMENT & FINANCIAL INFORMATION (NOT REQUIRED FOR STUDENTS COMPLETING A PARENTAL GUARANTEE)

Present Employer: \_\_\_\_\_ Position: \_\_\_\_\_

Business Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name of Supervisor: \_\_\_\_\_ Phone: \_\_\_\_\_ Employed Since: \_\_\_\_\_

Gross Monthly Income: \_\_\_\_\_ Additional Income: \_\_\_\_\_ Source: \_\_\_\_\_

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## OTHER INFORMATION

Are you a student? Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes, circle year in school at time of move-in: Soph. Junior Senior Graduate

List ANY other names you have used, including maiden name: \_\_\_\_\_

Do you require any special Accommodations? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you smoke? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you intend to have pets on the premises? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, how many? \_\_\_\_\_

Type/Breed: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_ Color: \_\_\_\_\_

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## DEPOSIT AND FEES

Per CRS § 38-12-904, Flatirons Housing will not collect application fees from any prospective group until a lease is signed. If a lease agreement is signed, prospective tenants understand the application fee is a non-refundable payment for a credit, background, criminal check, and/or processing fee and such sum is not a rental payment or security deposit. Any false or misleading information or intentional omission will constitute grounds for rejection of the application. **THIS APPLICATION IS PRELIMINARY ONLY AND DOES NOT OBLIGATE OWNER/AGENT TO EXECUTE A LEASE OR TO DELIVER POSSESSION OF THE DWELLING UNIT TO APPLICANT.**

I understand the deposits and fees to be: Application Fee: \$ \_\_\_\_\_ 35.00 Hold Fee: \$ \_\_\_\_\_

Owner/Agent will notify Applicant of acceptance or denial via phone, fax, text, email and/or mail. If the Application is accepted and the Applicant fails to sign the Lease within 3 calendar days of notification of acceptance of the Application, the hold fee amount will be retained by Owner/Agent as liquidated damages. If Applicant is accepted as a resident and enters into a lease agreement, this document shall become part of the lease and the hold fee will apply toward the security deposit. Flatirons Housing requires a parental guarantee for all student tenants. Fully emancipated students not providing a parental guarantee may provide a Portable Tenant Screening Report (PTSR). If a PTSR is provided for a fully emancipated student, that screening report must be completed within the previous thirty days; the screening report must be made directly available to Flatirons Housing by the consumer reporting agency for use in the rental application process or provided through a third-party website that regularly engages in the business of providing consumer reports and complies with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency; the screening report must be made available to Flatirons Housing at no cost to access



or use in the rental application process; a statement from the prospective tenant that there has not been a material change in the prospective tenant's name, address, bankruptcy status, criminal history, or eviction history, since the report was generated; in the event that an emancipated student provides a PTSR, Flatirons Housing will not charge the application fee. Confirm PTSR requirements directly with Flatirons Housing.

Total Security Deposit is equal to two (2) months' rent payable as follows: all at lease signing OR one (1) month at lease signing and one (1) month by May 1 of the move-in year.

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#### DISCLOSURES OF INFORMATION

I warrant and represent the information provided on this application to be true and correct. I authorize Owner/Agent to make such investigation into Applicant's credit, background, employment, rental and criminal history, as Owner/Agent may deem appropriate. Applicant hereby releases all parties from liability for any damage that may result from furnishing such information to Owner/Agent. Owner/Agent shall have the continuing right to recheck updated rental application, credit, background and criminal information. If approved, Applicant shall have a continuing and on-going duty to update all of the information provided on the Application. Applicant acknowledges that Owner/Agent may enter into a Lease in reliance on the information contained in Applicant's rental application and any and all other information provided to Owner/Agent by Applicant. Applicant shall promptly notify Owner/Agent in writing of any subsequent change in the information provided by Applicant on Applicant's application. If Applicant is approved, Owner/Agent shall have the right to terminate Applicant's tenancy per the Lease if: 1) it is determined that Applicant provided false or misleading information on this Application, or 2) the Application information is no longer correct, for example, Applicant is convicted of a sexual offense after moving into the Premises. Errors, omissions, or misstatements by Applicant shall provide Owner/Agent with the option to terminate the Lease per the Lease.

Owner/Agent does not have a duty to verify, and does not represent or promise that he/she will verify, the accuracy or the answers provided in the Application of any applicant. Furthermore, Owner/Agent has no duty, and expressly disclaims any obligation, to perform a criminal background check on each applicant. Owner/Agent does not represent or guarantee that all residents have no prior criminal record or background.

Owner's/Agent's approval or denial of this Application is based on information provided by independent third parties. Owner/Agent makes no representation as to the accuracy of the information that Owner/Agent obtains from third parties in approving or denying this Application. Owner/Agent hereby disclaims any liability for the accuracy of such information that Owner/Agent obtains pursuant to Applicant's consent.

I further acknowledge that a facsimile (FAX), digital or scanned copy will be as valid as the original.

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#### SIGNATURES

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Signature of Applicant	Date	Printed Name
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Signature of Owner/Agent/Broker	Date	Printed Name
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#### RENTAL REFERENCE INFORMATION

This rental reference is being requested for the Applicant identified above regarding their tenancy at:

**Address:** \_\_\_\_\_ Street \_\_\_\_\_ Apt.# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Rental Dates \_\_\_\_\_

Specific Information Requested:

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#### Please furnish the requested information to:

Owner's/Agent's Name: \_\_\_\_\_ Cathy Lee \_\_\_\_\_ Company: \_\_\_\_\_ Flatirons Housing, P.O. Box 18923, Boulder, CO 80308 \_\_\_\_\_

Phone: \_\_\_\_\_ 303-818-1917 \_\_\_\_\_ E-Mail: \_\_\_\_\_ [flatironshousing@gmail.com](mailto:flatironshousing@gmail.com) \_\_\_\_\_ Online: \_\_\_\_\_ [www.flatironshousing.com](http://www.flatironshousing.com) \_\_\_\_\_

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