

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

Please email or text the completed Application to: 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:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
Street Apt.# City State Zip

**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

Signature of Applicant	Date	Printed Name
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:

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 Online: www.flatironshousing.com

