

Residential Rental Application

Buena Vista Rentals

Please Print Clearly

Incomplete Applications will not be processed

MOVE-IN INFORMATION:

Property Description/Address: _____
Deposit: _____ Monthly Rent _____
Length of Contract: _____ Move-in Date _____

APPLICANT INFORMATION:

Full Name: _____ Driver's License _____
Social Security Number: _____ Birthday: _____
Phone: _____ Cell Phone: _____
Email Address: _____ Smoker or Non-Smoker _____

CO-APPLICANT INFORMATION:

Full Name: _____
Social Security Number: _____ Birthday: _____
Phone: _____ Cell Phone: _____
Email Address: _____ Smoker or Non-Smoker _____

ADDITIONAL OCCUPANTS

Name: _____ Relationship: _____ Age: _____
Name: _____ Relationship: _____ Age: _____
Name: _____ Relationship: _____ Age: _____
Name: _____ Relationship: _____ Age: _____
Name: _____ Relationship: _____ Age: _____

CURRENT ADDRESS

Address: _____
City: _____ State: _____ Zip: _____
Manager: _____ Contact Info: _____
Start Date: _____ End Date: _____
Reason for Leaving: _____

PAST RENTAL HISTORY

Address: _____

City: _____ State: _____ Zip: _____

Manager: _____ Contact Info: _____

Start Date: _____ End Date: _____

Reason for Leaving: _____

EMPLOYMENT HISTORY

Company: _____

Manager: _____ Contact Info: _____

Start Date: _____ Monthly Wage: _____

CO-APPLICANT EMPLOYMENT HISTORY

Company: _____

Manager: _____ Contact Info: _____

Start Date: _____ Monthly Wage: _____

ADDITIONAL INCOME

Other Income (please explain): _____

FINANCIAL INFORMATION (DDA, SDA, CC)

Bank: _____ Account Type/#: _____ Balance: _____

Bank: _____ Account Type/#: _____ Balance: _____

Bank: _____ Account Type/#: _____ Balance: _____

Bank: _____ Account Type/#: _____ Balance: _____

Bank: _____ Account Type/#: _____ Balance: _____

PERSONAL REFERENCES

Name: _____ Relationship: _____ Phone: _____

Name: _____ Relationship: _____ Phone: _____

Name: _____ Relationship: _____ Phone: _____

AUTOMOBILE INFORMATION

Make: _____ Model: _____ Plate No: _____

Make: _____ Model: _____ Plate No: _____

PET INFORMATION

Type: _____ Breed: _____ Weight: _____

Type: _____ Breed: _____ Weight: _____

Type: _____ Breed: _____ Weight: _____

ADDITIONAL INFORMATION

Have you ever been convicted of a crime? Please explain with dates: _____

Have you ever been evicted or declared bankruptcy? Please explain with dates: _____

_____ (initials) I represent that the information provided in this application is true, complete and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for denial and/or eviction.

_____ (initials) I understand that the information provided might be used by Landlord to determine whether to accept this application. I authorize Landlord, or Property Manager on Landlord's behalf, to verify all the information provided in this application, including past rental information, personal references and employment information provided. I authorize the Landlord, or Property Manager on Landlord's behalf, to obtain a current credit and criminal background check.

_____ (initials) I understand that this application is not a rental agreement and that this application does not create any obligation by the Landlord or Property Manager on Landlord's behalf.

_____ (initials) I understand that the Property Manager is acting as a transaction agent at the direction of the Landlord and will be held harmless for the information provided to the Landlord which may result in denial or eviction.

The undersigned represent that the information provided in this application is true, complete, and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for denial and/or eviction.

Signature: _____ Date: _____

Signature: _____ Date: _____



**Escape to the Mountains Property Management, LLC
dba Buena Vista Rentals**

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
BDT20-5-09)(Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenants financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intend to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant references below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as : _____ , or real estate which substantially meets the following requirements:

Tenant understand that Tenant shall not be liable for Broker's acts or omission that have not been approved, directed or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extent to the employing broker, Brokerage Firm or to other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

- Show a property
- Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Brokers is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenants.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of property supervision, provided such supervising broker or designee shall not further disclosure such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenat must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via online download, and retained a copy for Broker's records.

Brokerage Firm's Name: *Escape to the Mountains Property Management, LLC, dba Buena Vista Rentals.*

Renee Graner Broker