



RENTAL APPLICATION

Today's date: Desired Property:

Move-in date: Application Received (Office):

Applicant has the right to provide the property manager or owner with a Portable Tenant Screening Report (PTSR) that is not more than 30 days old, as defined in § 38-12-902(2.5), Colorado Revised Statutes; and 2) if Applicant provides the property manager or owner with a PTSR, the property manager or owner is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for the property manager or owner to access or use the PTSR.

Applicant Legal Name: Phone #:

Email Address: Driver's Lic. #:

EMERGENCY CONTACT/CO-SIGNER: Phone #:

List names of Occupants	Relationship to applicant	DOB (MM/DD/YYYY)	SSN	Employed (Y/N)
	SELF			

Current Landlord Name: Phone #: Rent: \$.....

Current Address: Apt #:

City: State: Zip: How long:

Previous Address: Apt #:

City: State: Zip: How long:

If less than one year, please list previous landlord name and contact information:

.....

Have you ever been evicted? Address:

Reason:

Have you ever had an NSF? If so, was it resolved?

Have you ever been **convicted** of a crime? Year: State: County Type:

Vehicles/Who: Year: Make/Model: License Plate #:

Vehicles/Who: Year: Make/Model: License Plate #:

NOT ALL OF OUR RENTALS ALLOW PETS. YOU MUST SIGN A PET ADDENDUM TO BE ALLOWED TO HAVE A PET PROVIDED THAT THE LOCATION YOU ARE APPLYING FOR ALLOWS PETS. THERE WILL BE A ONE TIME PET DEPOSIT, PLUS A MONTHLY PET RENT. A MAX LIMIT OF 2 ANIMALS PER PROPERTY, NO MATTER THE SPECIES. PLEASE TALK TO A TBC Property Management REPRESENTATIVE TO FIND OUT IF A PET IS ALLOWED AT THE PROPERTY YOU ARE APPLYING FOR. NO DECLARED DANGEROUS ANIMALS.

Pet Name: Registered Owner: Type, breed & weight: ESA?

Pet Name: Registered Owner: Type, breed & weight: ESA?

EMPLOYMENT/INCOME INFORMATION:

Employer's Name: Position: Monthly Salary: \$.....

How long: Phone #: Supervisor's Name:

Address: City: State: Zip:

If less than one year, please list previous employer and/or additional income Source:

Employer's Name: Position: Monthly Salary: \$.....

How long: Phone #: Supervisor's Name:.....

Address: City: State: Zip:

The applicant represents that all the above statements are true and complete. The applicant hereby authorizes verification of the above information, references, and credit reports. This application is a preliminary only and does not obligate Owner or Management to execute a lease or deliver possession of the proposed premises.

I HAVE READ AND AGREE TO THE ABOVE PROVISIONS AND THE APPLICATION POLICY.

.....
Applicant Signature

.....
Print Name

.....
Date of Application

THE TBC PROPERTY MANAGEMENT APPLICATION POLICY

- To have an application approved you must have a credit score of at least 650, Rental history of one year or more. You must have verifiable employment and be able to pass a background check. Please consider these requirements if you intend to apply.**
- Our application fee is **\$18.00** plus \$10 administration fee, per person, non-refundable. Please be prepared to pay an application fee and \$300 Holding Deposit upon viewing a property so that you can be guaranteed first priority on the home of your choice. Our most desirable properties rent FAST.
- For an available rental, we will process the **FIRST** applicant(s) who provide a signed application, application fee, Holding Deposit, and **copy of valid identification.**
- If this application meets our standards, then that person will be the approved applicant. Any application with the \$300.00 Holding Deposit that is denied approval, will have that \$300.00 deposit returned immediately in the form of check.
- The Security Deposit for each property is 1 month rent plus \$100.00. The Holding Deposit will be immediately applied to the total Security Deposit upon approval of applicants. IF the property allows pet(s) there will also be an additional refundable pet deposit due of \$300.
- Any potential renter who turns in an application and application fee **WITHOUT** a Holding Deposit, the property will **NOT** be held, but we will process the application. Upon approval the applicant must provide a deposit, or we will NOT consider the property held. In the interim, if we receive an application with a deposit that applicant will be given first priority.
- To be placed on a **WAIT LIST** for a specific property that we are unsure is available, you can leave your name with us. However, in order to place you officially on a list for a specific property we need you to provide the application per person. This will place you on our list based on the order of receipt of the applications. Once we notify you that you have been moved from the WAIT LIST to an actual HOLD on the property the deposit will be due and the application fee will be processed. Failure to bring the deposit will result in not having a hold on a property.
- Upon approval applicants must promptly set an appointment to sign the lease. The remaining Security Deposit will be due upon signing, along with a **\$100 Lease signing fee.** Considerations for delay in payment may be made if funds need to be transferred, etc. In the event of pre-leasing the remainder of the Security Deposit **MUST** be paid before move-in. All Security Deposits, pet fees, and rent must be paid prior to possession of the property.
- If an applicant fails to sign a lease after submitting a Holding Deposit, we will retain the Holding Deposit as damages for having removed the property from the market.

BROKERAGE RELATIONSHIPS AND DISCLOSURE: TBC Property Management and its agents are working with you as a Seller's (Landlords Agent) on properties that we manage. LANDLORD'S AGENT: On properties that we manage we are an agent for the landlord and not your agent. We owe duties to the landlord which include utmost good faith, loyalty, and fidelity. We will negotiate on behalf of and act as an advocate for the landlord. Please do not tell us any information which you do not want shared with the landlord.

We hope our guidelines are helpful and if you have any questions regarding the application, our lease, lease terms and pet policies, we would be happy to answer them for you. Please feel free to visit our website for property availability: www.tbcprop.com

The applicant has read and understands this process.

Print Name:..... Signature: Date:

COLORADO RADON DISCLOSURE – Rental Properties

RADON WARNING STATEMENT: THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMENDS THAT ALL TENANTS HAVE AN INDOOR RADON TEST PERFORMED BEFORE LEASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.

RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER. RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. A LANDLORD IS REQUIRED TO PROVIDE THE TENANT WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY.

Lessor's/Landlord's Disclosure:

Presence of radon (check only one box)

- 1- Lessor (Landlord) has no knowledge of a radon test(s) having been conducted on the residential real property in the housing.
- 2- Lessor (Landlord) knows that a radon test(s) having been conducted on the residential real property in the housing. *If this box is checked, A, B, and C below must be completed.*
 - A. The most current records and reports pertaining to the radon concentrations within the residential real property are located (describe location of records):
 - B. The radon concentrations detected, and mitigation or remediation performed, if any:
 - C. The following mitigation system is installed in the residential (describe, if applicable, and attach documentation regarding the system):
- 3- Lessor (Landlord) has attached a copy of the most recent brochure published by the Department of Public Health and Environment in accordance with C.R.S. § 25-11-114(2)(a) that provides advice about radon in real estate transactions.
Prospective Tenant(s) Email Address(es): email

Prospective Lessee's (Tenant's) Acknowledgment (Initial):

- _____ if Box 2 above is checked, Prospective Lessee/Tenant has received copies of all information listed above.
- _____ Lessee/Tenant has received the radon brochure.

ACCURACY CERTIFICATIONS and TENANT'S ACKNOWLEDGMENT. Lessor (Landlord) and any agent named below certify that to the best of their knowledge the above information and statements made or provided by them, respectively, are true and accurate. The person who signs for the Lessor (Landlord) may be (1) the owner himself or herself; (2) an employee, officer or partner of the owner; or (3) a representative of the owner's management company, real estate agent or locator service, if such person is authorized to sign for the Lessor (Landlord). The person who signs for the Lessor (Landlord) may be: (1) the Lessor (Landlord) himself or herself; or (2) an employee, officer or partner of the agent if such person is authorized to sign for the Lessor (Landlord).

The prospective Tenants signing below acknowledge that they have received a copy of this Radon Disclosure and radon brochure before becoming obligated to sign the Lease.

 Lessor (Landlord)/Agent for Landlord Date	 Prospective Tenant Date
 Prospective Tenant Date	 Prospective Tenant Date