



Choice Properties

IN GOD WE TRUST!!!

2170 Southgate Lane,
Delta, CO 81416 • 970-874-8601

Fax: (970) 874-6173

www.thechoiceproperties.net – admin@thechoiceproperties.net

RENTAL APPLICATION

Non Refundable Fee \$35.00 Per Person over 18

****FAILURE TO PROVIDE ACCURATE LEGIBLE INFORMATION COULD JEOPARDIZE YOUR APPROVAL****
****CREDIT & BACK-ROUND CHECK REQUIRED ON ALL PERSON'S OVER 18 AT APPLICANT'S EXPENSE ****

Applicant is applying to rent the property at the following address: _____

Name of Applicant: First: _____ MI: _____ Last: _____ Maiden Name: _____

Date of Birth: M _____ D _____ Y _____ Social Security Number: _____ - _____ - _____ Phone number: _____

Drivers License No/State: _____ Email: _____

Roommate / Spouse: First: _____ MI: _____ Last: _____ Maiden Name: _____

Date of Birth: M _____ D _____ Y _____ Social Security Number: _____ - _____ - _____ Phone number: _____

Drivers License No/State: _____ Email: _____

Number of children: _____ Number and Breed of pets: _____

Automobile: Make: _____ Model: _____ Year: _____ License Number: _____

Automobile: Make: _____ Model: _____ Year: _____ License Number: _____

If you are currently renting, **you must provide** the name of your apartment complex (if applicable), landlord and your landlord's phone number.

Address of present residence: _____

City: _____ State: _____ Zip: _____

From: _____ / _____ / _____ to _____ / _____ / _____ Current Rental Amount \$ _____

Apartment complex: _____ Landlord's name: _____

Landlord's address: _____ Landlord's phone: _____

(If you have lived at the above address **less than two years**, give all addresses for the last two years)

Previous Address 1: _____ Previous Address 2: _____

Street: _____ Street: _____

City: _____ State: _____ Zip: _____ City: _____ State: _____ Zip: _____

From: _____ / _____ / _____ to _____ / _____ / _____ From: _____ / _____ / _____ to _____ / _____ / _____

Landlord's name: _____ Landlord's name: _____

Landlord's phone: _____ Landlord's phone: _____

Rental Amount \$ _____ Rental Amount \$ _____

EMPLOYMENT

Applicant's Employer: _____ **Supervisor** _____ Phone: _____

Address: _____ Position held: _____

From: _____ / _____ / _____ to _____ / _____ / _____ Wage: \$ _____ /hrs per week: _____

Roommate/Spouse's Employer: _____ **Supervisor** _____ Phone: _____

Address: _____ Position held: _____

From: _____ / _____ / _____ to _____ / _____ / _____ Wage: \$ _____ /hrs per week: _____

List all persons who plan to occupy the property.

Name/ Maiden name as well	Birth date	Relation
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

COPY OF PHOTO I.D REQUIRED

Please complete the information on the reverse side and sign the application.



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Two References

Name: _____ Address: _____ Phone: _____
Name: _____ Address: _____ Phone: _____

Emergency Contact: (Preferably a relative not living with you)

Name: _____ Relationship: _____ Phone: _____
Address: _____

Reason for moving out of current property: _____
When would you like to move in: _____

- Are you being evicted, or have you ever been evicted? Yes No (Circle one)
- Do you owe current/previous landlord any money? Yes No (Circle one)
- Have you (or any of the minor children residing with you) been convicted of a crime? Yes No (Circle one)
- Have you (or any of the minor children residing with you) been placed on probation or parole? Yes No (Circle one)
Probation Officer: _____ Phone: _____
- Do you have (or any of the minor children residing with you) an outstanding arrest warrant? Yes No (Circle one)
- Are you (or any of the minor children residing with you) involved in any criminal activity? Yes No (Circle one)

If you answered yes to any of these questions, please explain in detail: _____

All information furnished on this application is to the best of my knowledge, complete and accurate. Discovery of false or omitted information constitutes grounds for rejection of this application OR future eviction. Choice Properties may verify any and all information from whatever source that they choose. I authorize all persons/or firms named in this application to freely provide any requested information concerning me and hereby waive all right of action for any consequence resulting from such information.

****I understand this information may be shared with the rental property owner.**

I acknowledge payment of **\$35.00/per applicant** as a non-refundable fee for the purpose of processing this application upon approval or denial. **Evictions and/or owing current/previous landlord could result in your application being declined after processing.**

Applicant's Signature _____ Date _____

Roommate/Spouse's Signature _____ Date _____

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 tenant's 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 intends 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 referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

all available rentals that meet applicants criteria

or real estate which substantially meets the following requirements: *n/a*

Tenant understands that Tenant shall not be liable for Broker's acts or omissions 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 extend to the employing broker, Brokerage Firm or to any 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: The Broker is the landlord's agent and the 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 Broker 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 Tenant.

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 proper supervision, provided such supervising broker or designee shall not further disclose 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 Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGEMENT:

Tenant acknowledges receipt of this document on _____.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

BROKER ACKNOWLEDGEMENT:

On _____, Broker provided **applicant** (Tenant) with this document via **email** **in person** and retained a copy for the Broker's records.

Brokerage Firm's Name: **Choice Properties**

By Denise R. Hudnall Date: _____
Broker: **Denise R. Hudnall**



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Applicants Name: _____

I, _____ give authorization for Choice Properties to receive rental information regarding my residency at: _____ and authorization to receive employment information from my employer at: _____

Signature _____ Date _____

Spouse/Roommates Name: _____

I, _____ give authorization for Choice Properties to receive rental information regarding my residency at: _____ and authorization to receive employment information from my employer at: _____

Spouse/Roommate Signature _____ Date _____

Rental Information Verification: (Office Use Only)

Rental Amount: \$ _____
Length of residence: From: _____ To: _____ Paid on Time: Yes No Late# _____
Complete Lease: Yes No Proper Notice Given: Yes No
Any NSF Checks: Yes No Any money still owing: Yes No
Eviction Process ever started: Yes No Any Illegal Activity: Yes No
Housekeeping: Poor Fair Excellent Comply w/ Pet policy: Yes No

Relations with Neighbors: Poor Fair Excellent Traffic: A lot or Ok
Would You Re-Rent to them: Yes No Was Security Deposit Returned: Yes No

Any Damages: If yes, explain: _____

Information verified by: _____ Date: _____

Employment Information Verification: (Office Use Only)

Hire Date: ___/___/___
Hourly / Salary: \$ _____ / Hours per week: _____
Continued Employment / Re-Hire: Poor Fair Excellent

Comments: _____

Information verified by: _____ Date: _____



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As an applicant for a rental for Choice Properties I/we agree to ask Choice Properties which utilities we need to have placed into my/our name(s) prior to occupancy. I/We also agree to have renters insurance in place prior to occupancy. I/We will provide Choice Properties with a copy of all documentation.

I/We understand that if I/we fail to do so it will delay occupancy.

Applicant

Date

Applicant

Date

Applicant

Date