

ARMADILLO PROPERTY MANAGEMENT
521 N. TAFT HILL RD. FORT COLLINS, CO 80521
PHONE: (970)-416-RENT (7368) FAX: (970)-493-1443 WEB: www.rentcolorado.com

THANK YOU for choosing Armadillo Property Management for your housing needs, all rental properties are leased on a **FIRST COME FIRST SERVED BASIS**

Disclosure: Armadillo Property Management is a licensed Real Estate Broker in the State of Colorado; Beverly Perina is the current acting broker of Armadillo Property Management. The broker is leasing and/or managing the property as Principal or as Agent/Subagent for the Owner and that Broker is not Agent for Resident. As employees of Armadillo Property Management, we agree to full compliance with Fair Housing Standards.

To Secure a Property you MUST meet the following criteria:

- Property must be viewed, we do not lease sight unseen
- Completed application filled out Front & Back! Incomplete Applications WILL NOT be accepted.
- All resident(s) over the age of 18 must turn in a completed and signed application(s).
- **\$50.00 non-refundable app fee.**
- **HALF** of the security deposit (paid as earnest money) must be submitted with the application.
- The Earnest money and application fees must be submitted in **separate payments** by check, money order or credit card.
- All Information **MUST BE VERIFIABLE!** Background information is crucial to determine the status of your application(s). FALSE information will result in an automatic denial.
- To lease without restriction, i.e. Guarantor or double deposit, each applicant separately must gross at least two times (2x) the total rent amount per month.
- Balance of Deposit and Rent due prior to move-in.
- Guarantor forms (if applicable) are due upon move in.
- IF you currently live with family members you will automatically need a Guarantor or Double Deposit.
- Positive credit and rental history. Criminal Background checked by AM Rent.
- Employers will be contacted to verify employment & income or provide 1 month of verifiable pay stubs.
- Self-employed persons must provide verifiable tax returns to document income.
- The lease must be signed within 24 hours of being approved, if not, the property will be put back on the market.
- When your Application is approved, your Earnest Money will be deposited.
- Must not have a breach of any previous rental contract (NO Evictions).
- Must not have a balance due to previous residential accounts or Landlords.
- Must have no incidence of property abuse or incidence of creating noise, aggressive behavior toward property management or neighbors, or any other disturbances.

The decision to accept an application will require a combination of positive employment, housing references, an acceptable tenant qualifier score on the credit report & verifiable current monthly income. The following policy concerning maximum occupancy of dwellings is based on the health & safety needs of our residents. Fort Collins City Code Section 29-1 will allow no more than three unrelated adults in any one dwelling.

Animal Policy: If the property permits animals, an additional refundable animal deposit of \$150 is required for each animal and monthly rent of \$35 per month per animal. Due to dog bite statistics from the center of Disease Control and Prevention, and our insurance providers, the following breeds are not allowed: Akita, Shar-pei, Chow, Doberman pinscher, German shepherd, Pit Bull (Staffordshire terrier), Rottweiler, Rhodesian ridgeback, Wolf/Dog hybrids, mixed breeds of any of the above listed dogs and any dog known to have vicious tendencies or known to have bitten anyone. Ferrets are not permitted. Any reptiles or birds must be caged.

Armadillo reserves the right to deny any applicant who does not meet minimum qualification standards. Applicants with less than optimal scores will be required to have a Guarantor form for the lease or a double deposit. If a Guarantor is required, that person will need to submit a signed and notarized Lease Guarantor Form. The form must be included with the resident's lease prior to move-in or a double deposit will be required.

APPLICATION FOR RENTAL PROPERTY

ARMADILLO PROPERTY MANAGEMENT, INC.
521 NORTH TAFT HILL ROAD
FORT COLLINS, CO 80521
(970) 416-RENT (7368)
FAX (970) 493-1443
EMAIL: leasing@rentfortcollins.com
WEB SITE: www.rentcolorado.com

OFFICE USE ONLY	
Submitted	___ / ___ / ___ Time: _____
Applicant	___ 1 ___ 2 ___ 3 _____
_____	Earnest Money CC/check/mo
_____	Application Fee CC/check/mo
LEASE:	___ / ___ / _____ : ___ am/pm

Rental Address: _____ **Rent:** _____

Move in Date: _____

Applicant: Last: _____ **First:** _____ **Middle:** _____

SSN: _____ **DOB:** _____

Phone#: _____ **Email:** _____

Residential Housing Verification: Complete all Fields with Verifiable Information!

Current address _____
City _____ State _____ Zip _____
Monthly rent \$ _____
Dates of occupancy _____ To _____
Landlord name _____
Landlord phone _____
Email _____

Previous address: _____
City _____ State _____ Zip _____
Monthly rent \$ _____
Dates of occupancy _____ To _____
Landlord name _____
Landlord phone _____
Email _____

Employment Verification: (Include all employment)

Current Employer _____
Supervisor _____
Phone: _____
Email: _____
Occupation _____
Dates of employment _____ To _____
Monthly gross income \$ _____

SELF EMPLOYED PERSONS MUST PROVIDE VERIFIABLE TAX RETURNS

OFFICE USE ONLY

Verified? Yes No
Rent? Yes No
Dates Yes No
Late? Yes No
\$ Owed? Yes No
NSF? Yes No
3 day? Yes No
Violations? Yes No

Verified? Yes No
Rent? Yes No
Dates Yes No
Late? Yes No
\$ Owed? Yes No
NSF? Yes No
3 day? Yes No
Violations? Yes No

RENT REF TOTAL:

Employment:

Source verified? Yes No
Dates verified? Yes No
Income verified? Yes No
TWICE RENT? Yes No
RENT WISE SCORE:

REFERENCE SCORE:

CRIMINAL CHECK: Y / N
APPROVED: Y / N
DBL DEP: Y / N _____
CO-SIGNER: Y / N _____

Occupants: List name, age, and relationship of all other persons to be occupying the premises: (Not Including yourself)

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

List all vehicles to be parked on the premises:

Type _____ Year _____ Make _____ Model _____
Plate # _____ State _____ Color _____
Type _____ Year _____ Make _____ Model _____
Plate # _____ State _____ Color _____

Animals; YES / NO Describe: # of animals _____ Male _____ Female _____
Dog(s) _____ Cat(s) _____ Breed _____ Weight _____

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In case of Emergency, notify: (PLEASE Include someone NOT going to live at the property)

Name _____ Relationship _____
Address _____ City _____ State _____ Zip _____
Cell # _____ Work or Home # _____
Email Address _____

Are you a student? Yes / No

Do You Receive: SSI/ Social Security \$ _____ Retirement/Pension \$ _____
(Must be verifiable, please provide paperwork with application)

Have you ever filed for bankruptcy? Yes / No Have you ever been evicted? Yes / No

Have you ever been convicted of a crime other than motor vehicle violations? Yes / No

If you have, please explain conviction _____

Applicant hereby deposits the amount of \$ _____ for the App. Fee and \$ _____ as Earnest Money to be applied to the security deposit. If the applicant is accepted as a resident (with or without a co-signer or double deposit required) and does not enter into a lease agreement, then the amount deposited shall be retained as liquidated damages for holding the property off the market. If applicant does enter into a lease agreement, then the earnest money shall be applied to the security deposit required under the lease. If applicant is accepted as a resident and enters into a lease agreement, then this document shall become part of the lease. If the applicant is denied, a denial letter of explanation and the earnest money deposited will be returned within 7 days of notice of denial.

Any leasing and/or management fees due Broker for this transaction will be paid by owner and not the tenant. Broker owes duties to Landlord, which includes utmost good faith, loyalty, and fidelity. Broker will negotiate on behalf of and act as an advocate for Owner. Broker shall disclose to Resident all adverse material facts about the property actually known by us (subject to the limitations of section 38-35.5-101, C.R.S). Resident applicant should not tell Broker any information which applicant does not want to share with the landlord. Resident shall not be vicariously liable for Broker's acts when Broker acts as Agent of the Landlord (Vicarious liability is a principal's liability for the acts of the agent when the agent is acting within the scope of the agent's employment).

I, as an applicant represent that the statements above are true and correct and hereby authorize verification of references whereby information is obtained through personal interviews with my landlord, employer, or others with whom I are acquainted. I also understand that a credit report will be obtained from AM Rents. Owner or agent has the right to reject this application per the attached Credit Qualifying Criteria.

By signing this agreement, I understand that I cannot withdraw my application without forfeiting my earnest money.

Applicant Signature _____ Date: _____