

QUALIFYING CRITERIA

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

To Secure a Property you MUST meet the following criteria:

- Incomplete Applications WILL NOT be accepted.
- Completed applications must be filled out Front, Back and Brokerage Disclosure signed.
- All resident(s) over the age of 18 who plan to live at the property must turn in a completed and signed application(s) for Armadillo to consider the group's application complete.
- **\$40.00 non-refundable app fee. (\$30 Credit/Background and \$10 Admin fee)**
- 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. Income from the following will be considered to qualify: Sec 8 voucher, Grant money, Student loan, Trust, Child support, Alimony, SSI and Welfare.
- Guarantor forms (if applicable) are due at lease signing.
- IF your current or past landlord is a family member you will automatically be required to have a Guarantor or provide Double Deposit.
- Employers will be contacted to verify employment & income **or** provide 2 months of verifiable pay stubs.
- Self-employed persons must provide verifiable tax returns to document income.
- Once the lease is emailed, it must be **signed within 24 hours**. A copy of the lease is available for review online.
- The property will **not** be taken off the market until the lease is signed.
- Backup applications will be accepted if lease signing deadline expires.
- The Security and Animal deposit will be due at lease signing.
- 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 lease violations such as (but not limited to): property abuse, noise violations, disturbances to neighbors or others, aggressive behavior, unauthorized animal or people.
- Tenants are required to obtain and provide proof of renter's insurance for the entire lease term.
- Criminal background will be reviewed and assessed as part of the application process.

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. 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 delivered by lease signing or a double deposit will be required.

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.

APPLICATION FOR RENTAL PROPERTY

ARMADILLO PROPERTY MANAGEMENT, INC.

521 N. TAFT HILL RD

FORT COLLINS, CO 80521

(970-) 482-9293

FAX (970) 493-1443

EMAIL: leasing@rentfortcollins.com

WEB SITE: www.rentcolorado.com

OFFICE USE ONLY

Submitted ____/____/____

Applicant ____1 ____2 ____3

\$_____Application fee paid

PROPERTY ADDRESS _____ Move In Date _____ Rent \$ _____

Applicant Name: First _____ Middle _____ Last _____

SSN _____ DOB _____ Driver's License # _____ State _____

Email address (please print clearly): _____ Cell # _____

Complete all fields with verifiable information

Current address _____

City _____ State _____ Zip _____

Monthly rent \$ _____

Date of occupancy _____ To _____

Landlord name _____

Landlord phone _____

Landlord email _____

Is Landlord a family member: Yes No

Previous address _____

City _____ State _____ Zip _____

Monthly rent \$ _____

Date of occupancy _____ To _____

Landlord name _____

Landlord phone _____

Landlord email _____

Is Landlord a family member: Yes No

Employment Verification:

Current Employer _____

Supervisor _____

Phone # _____

email: _____

Date of employment _____ To _____

Monthly gross income \$ _____

List any other sources of income:

Parental Support \$ _____

SSI/Social Security \$ _____

Financial Aid/Grants \$ _____

Alimony/Child Support \$ _____

Retirement/Pension \$ _____

OFFICE USE ONLY

Verified? Yes No

Rent? Yes No

Dates Yes No

Late? Yes No _____

\$ owed? Yes No _____

NSF? Yes No _____

10 day? Yes No _____

Violations? Yes No _____

TOTAL: _____

Verified? Yes No

Rent? Yes No

Dates Yes No

Late? Yes No _____

\$ owed? Yes No _____

NSF? Yes No _____

10 day? Yes No _____

Violations? Yes No _____

TOTAL: _____

RENT REF TOTAL: _____

TWICE RENT? Yes No

Source verified? Yes No

Dates verified? Yes No

Income verified? Yes No

TRANSUNION CREDIT

REPORT SCORE: _____

Criminal Check:

APPROVED: YES NO

DBL DEP _____

CO-SIGNER _____

DENIED: Letter sent ____/____/____

List name, age, and relationship of all other persons to be occupying the premises:

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

List all vehicles to be parked on the premises:

Type _____ Year _____ Make _____
Plate # _____ State _____
Type _____ Year _____ Make _____
Plate # _____ State _____

Animals: **Yes No** Describe: # of pets _____ Male _____ Female _____
Dog(s) _____ Cat(s) _____ Breed(s) _____ Weight(s) _____

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In case of Emergency, notify:

Name _____ Relationship _____
Address _____ City _____ State _____ Zip _____
Cell # _____ Work # _____
Email address _____

How did you find out about this property?

Website Yard sign Word of mouth Zillow Zumper Other _____

Are you a student? **Yes No**

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 application fee.

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 TransUnion. Owner or agent has the right to reject this application per the attached Credit Qualifying Criteria.

This form has not been approved by the Colorado Real Estate Commission. It was prepared by the Law Firm of Hatfield, Stieben & Doust, LLC, for Beverly Ann Perina, Broker/Owner of Armadillo Property Management. It may not be altered other than by completing any blank spaces.

Applicant Signature _____ Date _____

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:

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not 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. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

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

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant 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 applies:

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 ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

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

Brokerage Firm's Name: _____

Broker