

## APPLICATION ADDENDUM - ACCEPTANCE OF TERMS

Dear Rental Applicant:

We take pride in our rental homes. We offer guarantees in regard to your satisfaction and our maintenance responsibilities. And we actively seek only qualified residents to reside in our homes. We screen our applicants carefully and completely verify all information provided to us on the rental application, including:

- **Run a credit report on every applicant**
- **Employment Verification (must have at least 6 months of steady work history)**
- **Check previous rental history (within 5 years)**

The screening and verification process is used for every applicant the same way -- fairly and consistently. We also work to observe the fair housing laws. An applicant who passes the screening criteria is offered a rental when one is still available. An applicant who does not satisfy the screening criteria is not accepted as a resident.

By making an application for one of our rentals, you acknowledge that these verifications will be done, and give us permission to do them. Please completely fill in the rental application. If you do not provide us with complete information, we will not be able to process the application. We will do our best to process your application quickly and normally within a 7-day period. If you have not heard back from us by then, feel free to contact us. Please read and sign below acknowledging acceptance of the terms of your application. Thank you for making an application for one of our rentals and we hope you will become a long-term resident with us.

1. I have double-checked the information I have provided on the rental application and agree that it is true and complete.
2. I have attached a separate page to explain any credit problems.
3. I understand and agree that this application is subject to approval, based on the information on my application. If any of the information I have given turns out to be FALSE, my application will be denied.
4. I agree to pay a ***\$40.00 nonrefundable application fee***; paid by money order in cash.
5. I understand and agree that this application is NOT a lease or rental agreement.
6. I hereby waive any claim for damages if my application is not accepted.
7. I understand that every good faith effort will be made to have the premises ready for occupancy as promised. However, should the premises not be available for occupancy on the date promised, I hereby waive any and all rights to seek to recover damages of any kind from the landlord or management company.
8. I hereby authorize and permit the landlord and/or management company to obtain any information necessary to verify the accuracy of any information or statements I have made in this application. I authorize and permit my credit report to be obtained and further authorize the landlord or management to make future credit inquiries in regard to continued creditworthiness and for purposes of collection of unpaid rent or damages to premises, should that become necessary.
9. I permit, upon occasion, contact with my employer to verify my employment status during my tenancy.
10. I shall not hold the landlord or management responsible for any allergic reactions to the premises, inside or outside, from me, other occupants or guests. I shall check for allergic reactions before signing the Rental Agreement.
11. I certify that I am not manufacturing, using, storing, or selling dangerous controlled substances, and understand that I will immediately be required to vacate the premises if evidence of such is found on the premises, or if I am convicted of any crimes related to possession and/or distribution of controlled dangerous substances.
12. I further understand and agree that the security deposit is required in full before move-in. I agree to pay the balance of move-in costs including any deposits and/or rent on the day of move-in. If I am unable to or fail for whatever reason to pay the balance of the amount due at that time, the application shall be considered withdrawn.

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_





Public Realty Company, Inc.  
2501 Bruce Randolph Ave, Denver, CO 80205  
Office 303-295-2128 • Fax 303-296-9715  
Website – [www.PublicRealtyCompany.com](http://www.PublicRealtyCompany.com)  
E-mail: PRrentals@qwestoffice.net

## RENTAL APPLICATION

Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Type of rental: Apartment  House  Maximum Amount of Rent: \_\_\_\_\_

Desired Date of Occupancy: \_\_\_\_\_ Desired Length of Occupancy: \_\_\_\_\_

### APPLICANT INFORMATION

Name: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Driver's License/State ID # \_\_\_\_\_ Social Security # \_\_\_\_\_

Present Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_ (Home) \_\_\_\_\_ (Cell)

E-Mail: \_\_\_\_\_

### RENTAL HISTORY

Current Rent: \_\_\_\_\_ How Long: \_\_\_\_\_

Landlord's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Reason for  
Moving: \_\_\_\_\_

Previous address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

How Long: \_\_\_\_\_ Rent: \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

Reason for  
Moving: \_\_\_\_\_

**OTHER OCCUPANTS**

Children's Names and Ages: \_\_\_\_\_  
\_\_\_\_\_

**Do you Have a Pet?** \_\_\_\_\_ **Kind of Animal:** \_\_\_\_\_

**PERSONAL REFERENCES**

\*\* References must be from non-family sources\*\*

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

**EMPLOYMENT INFORMATION** (please provide your 4 most recent pay stubs)

Employer: \_\_\_\_\_

Address: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Gross Monthly Salary: \_\_\_\_\_ Length of Employment \_\_\_\_\_

Other Employment: \_\_\_\_\_

Gross Monthly Salary: \_\_\_\_\_

## FINANCIAL INFORMATION

### Monthly Payment Obligations:

Name: \_\_\_\_\_ Balance: \_\_\_\_\_ Payment: \_\_\_\_\_

Name: \_\_\_\_\_ Balance: \_\_\_\_\_ Payment: \_\_\_\_\_

### Automobile:

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ License Plate: \_\_\_\_\_

### Other Source(s) of Income:

\*\* Please attach a copy of documentation\*\*

Section 8 Voucher      Amount: \_\_\_\_\_

SSI (Supplemental Security Income)      Amount per Month: \_\_\_\_\_

Other Income: \_\_\_\_\_ Amount: \_\_\_\_\_

## CERTIFICATION AND AUTHORIZATION

I hereby certify that the answers I have given in this application are true and correct to the best of my knowledge. I understand that any false answers or statements made by me will be sufficient grounds for eviction and loss of any security deposit. I hereby authorize verification of references given and a credit/background check. ***I also understand that a non-refundable \$40.00 application fee per adult is due in order to complete this process.***

**Applicant Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_