



825 S. BROADWAY, SUITE 200
 BOULDER, CO 80305
 303-494-2955
 FAX 303-497-0666
 www.mockpm.com

RENTAL APPLICATION

RUN EMPIRICA

DATE: _____
 AGENT: _____
 FEE PAID: YES, ACCEPTED BY: _____
 CHECK, CASH, # _____

PLEASE READ CAREFULLY

Attention: 1298710

By filling out, signing and submitting this application I hereby authorize you to obtain a credit report and civil and criminal background check through **Background Information Services, Inc.** (303-442-3960). I agree to pay the required nonrefundable fee of **\$20.00** per applicant for this service. I further understand that the **\$20.00** fee must be paid with **exact change, check or money order** prior to the application being processed. Only one applicant per application form. Make check payable to **Mock Property Management**. **Please use a black or dark blue pen and PRINT CLEARLY.**

Property Address: _____ Unit: _____

Rent Amount: \$ _____ Anticipated Move-In Date: _____ Lease Term: _____

Name of Applicant: _____	Date of Birth: _____
Social Security # _____	Driver's License #: _____ State: _____

Phone numbers: (cell, home, work) _____

Email: _____ Fax: _____

Are you a student? Yes, No * If you are a student, you may be required to have a co-signer.

Pets: none, cat, dog, other _____

Pet Breed: _____ Weight: _____ Age: _____ Housebroken: yes, no

Names of other occupants:	Relationship	Also filling out application?
_____	_____	<input type="checkbox"/> yes, <input type="checkbox"/> no
_____	_____	<input type="checkbox"/> yes, <input type="checkbox"/> no
_____	_____	<input type="checkbox"/> yes, <input type="checkbox"/> no

1. Are you a smoker? yes, no
2. Have you ever been evicted from any tenancy? yes, no
3. Have you ever filed a petition of bankruptcy? yes, no
4. When this lease expires, do you plan to: lease, buy, don't know

Personal References (non-related except emergency reference; one local):

Name and Address: _____ Phone: () _____
 Name and Address: _____ Phone: () _____
 Name and Address: _____ Phone: () _____
 In case of emergency, notify: _____ Phone: () _____
 Address (city, state, zip) _____
 Relationship: _____

RENTAL HISTORY

Present Address: _____ City, State, Zip: _____
Phone: (h) () _____ (w) () _____ Monthly rent, mortgage \$ _____
Landlord's name: _____ Landlord's Phone: () _____
Move in date: _____ Move out date: _____ Notice given of intent to vacate? yes no
Reason for moving: _____
Breaking your lease? yes, no If yes, state reason: _____

Previous Address: _____ City, State, Zip: _____
Monthly rent, mortgage \$ _____
Landlord's name: _____ Landlord's Phone: () _____
Move in date: _____ Move out date: _____ Reason for moving: _____

EMPLOYMENT HISTORY

***If self-employed, you may need to submit your past 2 years tax returns or other financial information.

Present Employer: _____ Position: _____
Address: _____ City, State, Zip: _____
Monthly salary (gross): \$ _____ How long employed: From: _____ To: _____
Personnel Dept. name and phone (to verify employment): _____

Previous Employer: _____ Position: _____
Address: _____ City, State, Zip: _____
Monthly salary (gross): \$ _____ How long employed: From: _____ To: _____
Personnel Dept. name and phone (to verify employment): _____

Other source of income or assets you wish us to consider: _____
Contact for verification: _____

FINANCIAL INFORMATION

Bank: _____ Branch: _____ Phone: () _____
Checking Account # _____ Savings Account # _____
Other Accounts: _____
Other obligations: _____
Are there any outstanding judgments against applicant? _____

AUTOMOBILES

Make: _____ Model: _____ Year: _____ Color: _____ License: _____
Make: _____ Model: _____ Year: _____ Color: _____ License: _____

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 deposits. **Failure to fully complete this application will cause a delay or denial in processing.** I understand that if the tenants or I do not live up to the terms of the lease, or fail to pay the rent, information may be turned over to a credit reporting agency.

Applicant Signature Date

The printed portions of this form have been approved by the Colorado Real Estate Commission (DD 25-1-03)

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

Landlord's Agent: A landlord's agent works solely on behalf of the landlord and owes duties to the landlord which include the utmost good faith, loyalty and fidelity. The agent will negotiate on behalf of and act as an advocate for the landlord. The agent must disclose to potential tenants all adverse material facts about the property actually known by the broker. A separate written listing agreement is required which sets forth the duties and obligation of the broker and the client.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant and owes duties to the tenant which include the utmost good faith, loyalty and fidelity. The agent will negotiate on behalf of and act as an advocate for the tenant. The agent must disclose to potential landlord's all adverse material facts concerning the tenant's financial ability to perform the terms of the transaction and whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligation of the broker and the client.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction with communications, advice, negotiation, contracting and closing 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 adverse material facts concerning a property or a tenant's financial ability to perform the term of a transaction and 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.

Client: A client is a party to a real estate transaction with whom the broker has a brokerage relationship because such party has engaged or employed the broker as either an agent or a transaction-broker.

OUR WORKING RELATIONSHIP

Since we do not have a written agreement making me your tenant's agent, I am working with you as indicated below.

CHECK ONE BOX ONLY:

- Customer: You are a Customer. I am the listing broker and the Landlord's Agent.
- Customer for my Listings – Transaction-Brokerage for other Properties: When I am the listing broker, I am working with you as an agent for the landlord and you are a Customer. When I am not the listing broker, I am working with you as a Transaction-Broker, and you are my client.
- Transaction-Brokerage Only: I am working with you as a Transaction-Broker.

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant should contact local law enforcement officials regarding obtaining such information.

THIS IS NOT A CONTRACT. I have been given a copy of this Disclosure form on (date)_____

Tenant

On (date)_____, I provided above tenant with a copy of this Disclosure form and have kept a copy for our records.

Broker
MOCK PROPERTY MANAGEMENT