

Approval \_\_\_\_\_ Date Move-in \_\_\_\_\_ Rent \_\_\_\_\_ Deposit \_\_\_\_\_ Pet Deposit \_\_\_\_\_  
App Fee: Cash \_\_\_\_\_ Money Order \_\_\_\_\_ Check \_\_\_\_\_

2110 Hollow Brook Drive  
Colorado Springs, CO 80918  
Phone (719) 591-8500 Fax (719) 591-8940  
Website: www.bluemountainmgmt.com

This form has not been approved by the Colorado Real Estate Commission

### Blue Mountain Real Estate & Property Management Application For Rental Property

Address of Rental Property \_\_\_\_\_

Applicants desiring to live together as a single housekeeping unit may qualify for tenancy as a group, in which case the owner/agent has the right to immediately terminate the rental contract when any one member of that group vacates the property. Security deposits given to Blue Mountain Real Estate & Property Management will be in one person's name and returned to that person only.

Applicants will not be accepted on a "first come, first served" basis. This property is managed by Blue Mountain Real Estate Property Management, a licensed Colorado Real Estate Broker, representing the interests of the owners of these properties. No leasing or management fees will be due to broker for this transaction. Blue Mountain Real Estate & Property Management will assist all persons without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, ancestry or sexual orientation.

**Policies:**

**Pet Policy:** Most properties rented and managed by BMRE do not allow pets. If allowed a \$200.00 per pet additional deposit is required, plus picture and owner approval.

**Marijuana:** The growth of marijuana is strictly prohibited in or on the premises.

**Smoking:** Smoking is prohibited anywhere in premises including the garage if it has one.

**Utilities:** Landlord has no knowledge of utility costs relating to this property.

**Qualification Guidelines:**

- Legal and verifiable income approximately three times the monthly rent.
- Employment verification of two years, self-employed will be required to supply tax returns.
- Current favorable rental references or home ownership.
- Good Payment History. A credit report is reviewed for payment history, this may require higher deposits.
- Term of lease requested.
- Incomplete, incorrect or misinformation on the rental application will disqualify you as a prospective renter.

**Proof of income must be submitted with your application, for it to be considered.**

**Please Print or Type**

**Tenant:**

\_\_\_\_\_ DOB: \_\_\_\_\_ SSN \_\_\_\_\_

Home Tele # \_\_\_\_\_ Work Tele # \_\_\_\_\_ Dvr. Lic.# \_\_\_\_\_ St. \_\_\_\_\_

Cell # \_\_\_\_\_ Email: \_\_\_\_\_

**Co-Tenant:**

\_\_\_\_\_ DOB: \_\_\_\_\_ SSN \_\_\_\_\_

Home Tele # \_\_\_\_\_ Work Tele # \_\_\_\_\_ Dvr. Lic.# \_\_\_\_\_ St. \_\_\_\_\_

Cell # \_\_\_\_\_ Email: \_\_\_\_\_

**List Your Last Four Years Residence History & At Least Your Last Address**

Current Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Occupancy Dates At Last Permanent Address: (From) \_\_\_\_\_ (To) \_\_\_\_\_

Why moving \_\_\_\_\_ Monthly Rent Amount \_\_\_\_\_

Landlords Name \_\_\_\_\_ Phone # \_\_\_\_\_ FAX \_\_\_\_\_

Former Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Occupancy Dates at Former Address (From) \_\_\_\_\_ (To) \_\_\_\_\_

Why you moved \_\_\_\_\_ Monthly Rent Amount \_\_\_\_\_

Former Landlord's Name \_\_\_\_\_ Phone # \_\_\_\_\_ FAX \_\_\_\_\_

**List Your Employment History For The Last Four Years**

**Tenant:**

Current Employer \_\_\_\_\_ Dates \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Position/Job Description \_\_\_\_\_ Gross Monthly Pay \_\_\_\_\_

Superior's Name and Position \_\_\_\_\_ Superior's Phone # \_\_\_\_\_

Any Additional Income \_\_\_\_\_

**Co-Tenant:**

Current Employer \_\_\_\_\_ Dates \_\_\_\_\_ Phone # \_\_\_\_\_

Position/Job Description \_\_\_\_\_ Gross Monthly Pay \_\_\_\_\_

Superior's Name/Position/Phone \_\_\_\_\_

**List Two Personal References (Not Related)**

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone # \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone # \_\_\_\_\_

**List All Vehicles Owned or Leased**

Make	Model	Year	License#/State
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Pets Living With You**

Name	Type/Breed/Weight	Sex/Neutered/Spayed	Indoor/outdoor

**List Bank Accounts**

Bank Name	Checking/Saving	Balance

**Additional Information**

*(Please read carefully)*

- Have you ever been evicted from any tenancy? ( )Yes ( )No
- Have you ever intentionally refused to pay rent when due? ( )Yes ( )No
- Do you know of anything that may interrupt your ability to pay rent? ( )Yes ( )No
- **Rent is due on the first business day of each month. Are you able to fulfill this requirement?** ( )Yes ( )No
- Have you ever filed for bankruptcy? If yes, where and when \_\_\_\_\_ ( )Yes ( )No
- Have you ever been convicted of a felony? If yes, attach explanation ( )Yes ( )No
- Are you currently paying child support or alimony? If yes, how much \_\_\_\_\_ ( )Yes ( )No
- Proposed move in date: \_\_\_\_\_
- How did you find us? \_\_\_\_\_  
 For Rent Sign    Blue Mountain Real Estate Sign    Real Estate Agent    AHRN website    Newspaper  
 Housing Authority of Colo Spgs    Friend    Other: \_\_\_\_\_
- Who referred you to Blue Mountain Real Estate & Pm? \_\_\_\_\_

*If agent, please attached business card*

Applicant agrees that all credit information maintained by owner/agent may be given to any credit reporting service or other agencies authorized to obtain it. Applicant hereby certifies that the information given in this application is true and correct and that any false information given will be sufficient grounds for termination and eviction. Applicant understands that Blue Mountain Real Estate & Property Management represents the property owner in this transaction.

Applicant hereby authorizes Blue Mountain Real Estate & Property Management to obtain rental references and a credit report through a credit reporting bureau. The average **cost to process an Application is \$50.00, which is non-refundable.** Applicant understands that they will **not** receive this credit report. Application fee will be paid with a cashier's check, cash or money order. Credit cards cannot be accepted. Unless Landlord rejects this application, Applicant agrees to execute the written Lease for the property as provided by the Landlord within 24 hours of being approved. In the event that the Applicant does not sign the lease within said 24 hours the approval may be withdrawn by the Landlord and said Landlord may without notice Lease the property to another. Upon execution of the Lease, the Landlord shall be paid by Applicant, at a minimum, an amount of money equal to a full months rent, these funds shall be held by the Landlord as Earnest Money to hold the property until the Applicants tenancy begins. At the point in time that the tenancy begins, the Earnest Money funds held by Landlord becomes the Damage deposit as outlined in said Lease. In the event that the Applicant does not take tenancy, these funds shall be forfeited and will be held as part of the damages that would be due under the terms of said Lease.

**Applicant authorizes present and past landlords and employers, banks, credit references and any other authorized person to release information regarding applicant's credit rental and employment histories. A copy of this application may be accepted as an original.**

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_