



Alert Realty & Investment Co.

TnntApp2020.doc
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1132 Francis St. Longmont, CO 80501
www.alertrealty.net rent@alertrealty.net
303-776-5156 Fax: 303-776-7576

Date: Fee & Application Rec'd

Today's Date:

TENANT APPLICATION: (Please be neat, careful and complete – no blanks; and read the requirements on the reverse)

Property Address:		Move-in date:	12 mo lease? Yes Other
Full Name:		Soc.Sec.#:	Date of Birth:
Other names (nickname, mother's surname, maiden, etc)			Driver Lic# & ST:
Home Phone:	Cell:	eMail:	Why moving?
Resident Children: Names & Ages:			CoApplicants:

RESIDENTIAL & RENTAL HISTORY: (List ALL addresses over past 5 years, no gaps, use more paper if necessary)

Current Address:		MoveIn Date:	\$/month:
City, State ZIP:		Landlord name & phone:	
Previous Address:		Move In: Out:	\$/month:
City, State ZIP:		Landlord name & phone:	
Previous Address:		Move In: Out:	\$/month:
City, State ZIP:		Landlord name & phone:	
AUTO Make:	Model:	Year:	Color: Lic#:
How many animals? (If assistance, ask about forms)		Species, Breeds, Ages, Weights:	

EMPLOYMENT & INCOME: Primary Income (provide paystubs) 2nd job / Housing / Assistance Prior, if less than 3 months

Business Name / Self & dba:			
Business Address:			
Business Phone #:			
Type of Business:			
Name of Superior & Title:			
Dates of Employment:			
Job Title / Occupation:			
Monthly Wages / Income: \$/mo:			
Other Household Assistance:			

REFERENCES: (In case of an emergency, someone who can help you with the rent)

Nearest Relative (family):		Relationship:
Address:		Phone:
Nearest Relative (family):		Relationship:
Address:		Phone:
Personal Reference (or friend):		Relationship & how long:
Address:		Phone:
Personal Reference (or friend):		Relationship & how long:
Address:		Phone:

Are current utilities in your name?	Have you seen the interior of the residence?	Did you read the other side of this form?
Do you currently have Renter's Insurance?	(This will be required if approved.)	Do you own a working vacuum cleaner?
Have you ever filed a petition of bankruptcy?	When & Outcome?	(provide documents if recent)
Have you ever been evicted or had an eviction notice served or posted?	Do you have your new security deposit ready?	
Have you ever willfully and intentionally refused to pay any rent when due?	Have you given proper notice to current landlord?	
Has anyone in new household ever been convicted of any physical/violent misdemeanor or any felony?		Explain & When:

SIGNATURE: Applicant certifies all information is true, complete and correct, and authorizes Alert Realty & Investment Co. to research all information, including but not limited to, the obtaining of a credit &/or criminal report and agrees to furnish additional references upon request. Applicant agrees to hold harmless Alert Realty & Investment Co. and previous and future owners or managers from any liability for providing written or verbal information regarding the quality of tenancy. Applicant understands that Alert Realty & Investment Co. is working for the owner as an AGENT and representative.

Signature:

Date:

Tenant Qualification Guidelines

A **signed**, true, complete and correct Tenant Application for each adult

\$40 non-refundable application fee for each adult:

for credit, eviction & civil report (\$25); criminal report (\$6.25+); residential, income & background checks (\$6, 30+ minutes); application processing & review (\$7, 35+ minutes), and showing (\$6, 30+ minutes): total ~\$50+

Photo ID for each adult (Government issued ID)

A maximum of **two people times the number of bedrooms**

(plus one infant, less than three years old, when reasonable)

Combined household **income of 3 times the rent** or more (and/or equivalent liquid assets)

Verifiable income stream and history and/or rental assistance

If employed, provide **one month of paystubs**

If self-employed, please show net income: profit/loss statement, tax filing, bank statements, etc.

Credit & Background

Credit in good standing: 2 years with 5 active lines or more & 80% positive rating

Verifiable references

Certain **criminal convictions or civil court actions** may cause denial depending on nature & when.

Residential History

5 continuous verifiable years of positive residential history (rental and otherwise)

21 of last 24 months paid on time

No outstanding balances due, no significant damages in the past 7 years

No eviction judgments in the past 7 years

Automatic Denial

False ID or Social Security Number

Current eviction proceedings

Some physical, violent, drug-related or other felony or misdemeanor convictions depending on the nature of the offense and when the conviction occurred.

Substitutions for insufficient credit or rental history or other qualifications, when reasonable:

Increased Security Deposit and/or prepayment of last month's rent

Cosigner and guarantor to lease obligation (of sufficient credit and financial standing, willing and able to pay rent and fulfill lease obligations for the entire tenancy).

Preferences are made to fully qualified applications

We strongly urge you, whenever possible, to see the interior of the unit before submitting application.

No notification is required regarding the existence of competing applications for the same property.

To hold property off market: After acceptance, a signed lease contract and paid Security Deposit.

Move in: First Rent & Security Deposit (usually same as rent) **paid with cashiers check or money order.**

OFFICE USE ONLY

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-10-19)

**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: ANY RENTAL OR LEASED RESIDENTIAL PROPERTY THE BROKERAGE REPRESENTS or real estate which substantially meets the following requirements: N/A

Tenant understands that Tenant shall not be 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.

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(continued)

CHECK ONE BOX ONLY:

Customer: Broker is the **landlord's agent** landlord's transaction-broker and Tenant is a customer.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show the premises **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the lease.

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. (Colorado law CRS 12-61-808 (2-d-1) requires this disclosure to be offered to a tenant.)

If this is a residential transaction, the following provision shall apply:

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 ACKNOWLEDGEMENT:

The tenant acknowledges receipt of this document on _____

Tenant

Tenant

Tenant

Tenant

BROKER ACKNOWLEDGEMENT: On _____, the Broker provided _____ (tenant) with a copy of this document via SHOWING, APPLICATION OR LEASING PROCESS and retained a copy for Broker's records.

Brokerage Firm's Name: Alert Realty & Investment Co.

_____, Broker