

Rental Application



Metro RE Investment Group
390 Interlocken Crescent, Ste 350
Broomfield, CO 80021
720-515-1639



\$45 Non-refundable Application Fee

Property Address: _____ Today's Date: _____ Desired Move-in Date: _____

Please review the requirements and qualifications below before submitting the rental application. This form must be signed and turned in as part of the rental application.

Metro RE Investment Group reserves the right to deny your application based on the content of your credit report, housing history reports, or income. Pre-paid rent, last month's rent, or a Guarantor may be required.

FAIR HOUSING: Metro RE Investment Group does not discriminate and will not evaluate rental applications on the basis of race, color, religion, sex, familial status, handicap, sexual preference, national origin, or ancestry.

APPLICATION REQUIREMENTS

- Each adult (18-over) must complete a separate application.
- **Application must be completely filled-out, with all documents, and application fee paid prior to screening.**
- Application fee is Non-refundable \$45.00, per adult, regardless of employment status.
- Lease must be signed within 5 business days after application is accepted
- Security deposit amount is equal to one month's rent, unless otherwise noted in rental listing.
- Security deposit is due immediately after application is accepted.
- One full month's rent is due prior to start of the lease.
- 3 current paycheck stubs or bank statements
- Current & valid driver's license issued by any state within the United States of America
- Current & valid Social Security Number, Military ID, Visa, Green Card, or other ID issued by the United States of America
- Renter's Insurance will be required

QUALIFICATIONS

- Gross monthly income of 3 times the rent amount (per any 2 tenant); or Guarantor required.
- NO unpaid bills or collections accounts for utilities.
- NO unpaid bills or collections accounts for previous management companies, landlords, etc.
- Any applicant with convictions of a felony, or adjudication withheld or Misdemeanors that are drug related charges, sexual offenses or crimes against persons or property will NOT be accepted for residency. If an arrest record exists, applicant must submit proof of final disposition of innocence or case dropped.
- Credit score 550 or above = acceptable; nominal security deposit
- Credit score between 500 – 549 = Double deposit or have a Guarantor
- Credit score below 500 = Doubled deposit required and must have a Guarantor
- Guarantor (if required) must complete Guarantor application and is subject to meeting these qualifications
- Please note, this is our standard policy, for some properties owners may have additional requirements.

I hear by authorize, without reservation, any and all corporations, former employers, credit agencies, educational institutions, law enforcement agencies, city, state, county and federal courts, military and persons to release information they may have about me to the person or company for which the form has been filed, or their agent, Background Information Services, Inc. I also authorize the procurement services of a consumer credit report. This releases the aforesaid parties from any liability and responsibility for collecting the above information. I further acknowledge that a telephonic facsimile (fax) or photographic copy shall be as valid as the original.

Applicant:(print name) _____ Signature _____ Date: _____

Rental Application

Name			
First: _____	Middle: _____	Last: _____	Soc. Sec.#: _____
			Work Phone _____
	State &		Cell Phone _____
Date of Birth: _____	Driver's License #: _____		Home phone _____
Name(s) & age(s) of Persons under 18 years of age: _____			
Present Address: _____		City/ State: _____	Zip: _____
Landlord: _____	Phone Number: _____	Rent: _____	How Long? _____
Reasons for Moving: _____			
Previous Address: _____		City/ State: _____	Zip: _____
Landlord: _____	Phone Number: _____	Rent: _____	How Long? _____
Present Employer: _____	Position: _____	Gross Monthly Income: _____	How Long? _____
Address: _____		Manager: _____	Phone: _____
Checking Account: Bank: _____		Account #: _____	
Additional Income (Amount): _____		Source: _____	

Vehicles: (1) Make _____ Model Year _____ License Plate #: _____
(2) Make _____ Model Year _____ License Plate #: _____

In Case of Emergency Notify:

Name: _____ Relationship: _____ Home Phone: _____ Work Phone: _____
Address: _____

Please answer the following:

1. Do you own an animal? _____ If yes, how many? _____ Type/breed _____ Weight _____
Type/breed _____ Weight _____ Type/breed _____ Weight _____
2. Have you ever been evicted from a place of rental? _____ If yes, when? _____
3. Do you owe any unpaid rent? _____ If yes, how much? _____
4. Have you ever violated a lease, rental agreement, or regulations at a former place of rent? _____ If yes, please explain: _____

Rental Application

5. Have you ever been charged with a misuse or abuse to any rental property? _____ If yes, please explain _____

6. Have you ever been convicted of a crime other than a Motor Vehicle Violation? _____ If yes, please explain _____

7. How did you hear about this property? _____

8. Email Address: _____

9 . References:

<u>Name</u>	<u>Phone</u>	<u>Relationship</u>
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

This is to inform you that as a part of our procedure for processing your application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with your landlord, employer, others with whom you are acquainted, a credit check, and criminal report. I/We hereby agree, in the event of the approval of this rental application, to execute a lease in accordance with the terms set forth in this rental application and my/our rental liability shall commence on _____, 20____ pursuant to the terms of the lease. The applicant understands that approval of this application is conditional upon the information supplied in the above mentioned consumer report meeting lease criteria. Owner and/or agent for the owner may refuse possession of the above mentioned accommodations because of any derogatory information contained in the consumer report. I/We have read the foregoing and certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf, and any errors in this application may be used by the owner and/or agent to terminate the lease at any time. If applicant is accepted as a resident and enters into a lease agreement, then this document shall become part of the lease. If the landlord determines that any information contained herein is FALSE or MISLEADING, then, at the landlord's option, the lease shall be void able upon 3 days notice. If there is an application-processing fee, it is nonrefundable.

Signature of Applicant

Date

FOR OFFICE USE ONLY

VERIF: LANDLORD: _____
EMPLOYMENT: _____
CREDIT: _____

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EMPLOYMENT: _____
CREDIT: _____