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Colorado Springs, CO 80917
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Woodland Park, CO 80863
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For Office Use Only:	
Rent Amt.	_____
Sec. Dep.	_____
Prorated	_____
Move In	_____

DRE@DormanRealEstate.com
www.DormanRealEstate.com

This form has not been approved by the Colorado Real Estate Commission. This form has important legal consequences and the parties should consult legal and tax or other courses before signing.

Application for Residential 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 or agent has the right to immediately terminate the rental contract when any one member of that group vacates the property.

Applicants will not be accepted on a "first come, first served" basis and there is no guarantee that submittal of this application will lead to tenancy of the property. The application fee will not be refunded if your application is declined or if the property is leased to someone else. This property is managed by Dorman Management, Inc., 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 from the application for this transaction. Dorman Management, Inc. will assist all persons without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap or ancestry.

Applicant agrees that all credit information maintained by owner or 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 Dorman Management represents the property owner in this transaction.

Based on all pertinent information related to this application, the security deposit may be increased at property owner's sole discretion.

Applicant hereby authorizes Dorman Management, Inc. to obtain a credit, criminal background check and reference report. Applicant understands that they will not receive a copy of this credit report. Application fee will be paid with a cashier's check, or money order. Cash and credit cards cannot be accepted.

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

Applicant Signature: _____

Date: _____

Spouse's Signature: _____

Date: _____

NOTE: Please sign here (page 1) and on page 6

Please Print or Type

Applicant's Name: _____ **SSN:** _____ **Birthdate (mm-dd-yyyy):** _____

Home Tele #: _____ **Work Tele #:** _____ **Dvr. Lic.#:** _____ **State:** _____

Cell Ph #: _____ **Email Address:** _____

Spouse's Name: _____ **SSN:** _____ **Birthdate (mm-dd-yyyy):** _____

Home Tele #: _____ **Work Tele #:** _____ **Dvr. Lic.#:** _____ **State:** _____

Cell Ph #: _____ **Email Address:** _____

List Your Last 4 Years Residence History (at least 2 former)

Current Address: _____ **City/State/Zip:** _____

Occupancy Dates At Last Permanent Address (From): _____ **(To):** _____

Reason for move: _____ **Monthly Rent Amount:** _____

Landlords Name: _____ **Phone #:** _____

Former Address: _____ **City/State/Zip:** _____

Occupancy Dates At Last Permanent Address (From): _____ **(To):** _____

Reason for move: _____ **Monthly Rent Amount:** _____

Landlords Name: _____ **Phone #:** _____

Former Address: _____ **City/State/Zip:** _____

Occupancy Dates At Last Permanent Address (From): _____ **(To):** _____

Reason for move: _____ **Monthly Rent Amount:** _____

Landlords Name: _____ **Phone #:** _____

List Your Employment History for the Last 4 Years

Current Employer: _____ **Dates (from/to):** _____ **Phone:** _____

Address: _____ **City/State/Zip:** _____

Position/Job Description: _____ **Gross Monthly Pay:** _____

Supervisors Name and Position: _____ **Supervisor's Phone #:** _____

Any Additional Income: _____ **Fax#:** _____

Former Employer: _____ **Dates:** _____ **Phone #:** _____

Position/Job Description: _____ **Gross Monthly Pay:** _____

Supervisor's Name/Position/Phone: _____

Former Employer: _____ Dates: _____ Phone #: _____

Position/Job Description: _____ Gross Monthly Pay: _____

Supervisor's Name/Position/Phone: _____

List Your Spouse's Employment History for the Last 4 Years

Spouse's Current Employer: _____ Dates (from/to): _____ Phone #: _____

Address: _____ City/State/Zip: _____

Position/Job Description: _____ Gross Monthly Pay: _____

Supervisors Name and Position: _____ Supervisor's Phone #: _____

Any Additional Income: _____ Fax#: _____

Former Employer: _____ Dates: _____ Phone #: _____

Position/Job Description: _____ Gross Monthly Pay: _____

Supervisor's Name/Position/Phone: _____

Former Employer: _____ Dates: _____ Phone #: _____

Position/Job Description: _____ Gross Monthly Pay: _____

Supervisor's Name/Position/Phone: _____

List Names, Ages, and relation to all minors that will be living with you

This information will not be used to determine eligibility

Name _____ Age _____ Relation _____

Name _____ Age _____ Relation _____

Name _____ Age _____ Relation _____

Name _____ Age _____ Relation _____

List Your Personal References-must not be living with you (need at least one relative)

Name/Relation: _____ Phone: _____

Full Address: _____ How long have you know them? _____

Name/Relation: _____ Phone: _____

Full Address: _____ How long have you know them? _____

Name/Relation: _____ Phone: _____

Full Address: _____ How long have you know them? _____

List All Vehicles Owned or Leased

Make	Model	Year	License#/State

Pets Living With You

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

(Note: the security deposit will be increased for each pet)
All cats must be spayed/neutered. Aggressive breeds will not be allowed on the property.

List Bank Accounts

Bank Name	Address/Phone

Referred by: _____

Additional Information

- Have you or your spouse ever been evicted from any tenancy? ()Yes ()No
- Do you or your spouse owe any monies to former landlords? ()Yes ()No
- Have you or your spouse ever intentionally refused to pay rent when due? ()Yes ()No
- Do you know of anything which may interrupt your ability to pay rent? ()Yes ()No
If yes, explain: _____
- 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
- Are you or your spouse registered sex offenders? If yes, where and when _____ ()Yes ()No
- Do you intend to use the premises for Marijuana growth? ()Yes ()No
- Proposed move in date _____

Is there anything else you would like us to consider or be aware of? _____

How did you find out about the property: () For Rent Sign () Dorman Website () Real Estate Agent () CHAFA Website () Newspaper Ad () AHRN Website () Rentals.com () other website: _____ () Friend () Other source (please specify) _____

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:

_____ or
Real Estate which substantially meets the following requirements: ***Residential dwelling to serve as tenant's primary residence.***

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.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

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

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

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting 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.

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 ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name:
Dorman Real Estate Services, Inc.

Broker