

Why rent from Blue Sage Realty?

1. We are a professional residential property management company.
2. We re-key locks before you move in for your safety and peace of mind.
3. We perform regular preventative maintenance surveys and safety checks.
4. You can pay via electronic payment. We also take credit card payments via Paylease.
5. We strive to handle your requests promptly and courteously.
6. We provide move-in work sheets, to make the return of your security deposit faster.
7. Security deposit disposition is handled promptly and according to Colorado Law.
8. We will provide rental history for your next rental or for purchase.
9. We are members of the National Association of Residential Property Managers.
10. We support the federal and local Fair Housing laws.

Qualifications checklist:

- ✓ **YES** *Do you have 2+ years of excellent landlord history?* The largest consideration is your landlord or mortgage history. Landlords that are relatives or roommates **will not** be used for references. Unsuccessful mortgage history (late payments, foreclosure) won't help. Evictions in the last 3 years will cause a decline.
- ✓ **YES** *Is your gross household income 3x or more than the rent?* We need recent pay stubs or tax forms (for self-employed). High debts may increase your income requirement. Proof of savings can help if your income is too low (for example, if you are retired).
- ✓ **YES** *Is your credit score good?* Our credit reporting company provides us with a "FICO" score for renters. The better your credit score, the better your chance for approval. FICO scores under 500 will cause an automatic decline. Bankruptcies must be discharged.
- ✓ **YES** *Do you have any pets?* Pets & breeds are dependent on the owner's wishes. Additional pet rent or security deposits may be required. All pets must be fixed, adult and friendly. No protection breeds. Dogs over 50 lbs must be approved by the owner and management. No future pets.
- ✓ **YES** *Do you have one month's rent to secure a lease with, today?*
- ✓ Additional credit may be given for previous landlord history (e.g. two rental references), over two years at your current residence, over two years at your current job, and low debt obligations. Points are taken away for several moves (we are looking for people who want to stay a long time).
- ✓ Misdemeanors within the last three years may cause a decline. Felonies in the last ten years will cause a decline.
- ✓ If you don't fall within these guidelines, ask us. With some properties, we may be able to approve your application with a co-signer and/or additional deposits.

Also, please note...

- Maximum of two people per bedroom.
- Smoking is not allowed in any of our units.
- Renter's insurance is required prior to move in.
- We do not hold homes; come in ASAP after approval to sign a lease!

Blue Sage Realty, Inc.
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Westminster CO 80031
Office: 303-432-9898
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Rentals Hotline: 303-380-9300

www.BlueSageRealtyInc.com

EQUAL HOUSING OPPORTUNITY



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RENTAL APPLICATION BLUE SAGE REALTY

**All Applicants, eighteen (18) years of age or older,
who will be residing in the Premises, must fill out a separate Application.**

Property You Are Applying For: _____ **Requested Move in date:** _____

Applicant's Name: _____ **Date of Birth** _____ **SS#** _____

Driver's License No. _____ **State** _____ **Email** _____

Phone number: cell/home/office _____ **cell/home/office** _____

All adult Occupants: _____

Other Occupants:

Name _____ **Name** _____

Name _____ **Name** _____

RESIDENT HISTORY

Present Address _____
Street Apt. # City State Zip Dates:

Apt. Name/ If Home-Mortgage Co. & Loan # Present Landlord/Manager Manager's Phone #

Monthly Payment \$ Reason for Moving

Previous Address _____
Street Apt. # City State Zip Dates:

Apt. Name/ If Home-Mortgage Co. & Loan # Present Landlord/Manager Manager's Phone #

Monthly Payment \$ Reason for Moving

Previous Address _____
Street Apt. # City State Zip Dates:

Apt. Name/ If Home-Mortgage Co. & Loa Present Landlord/Manager Manager's Phone #

Monthly Payment \$ Reason for Moving

Have you ever been:

Evicted from any leased premises? YES _____ NO _____ WHEN? _____

Broken a rental agreement or lease contract? YES _____ NO _____ WHEN? _____

Do you require any special accommodations? YES _____ NO _____

EMPLOYMENT

Present Employer _____ Position _____

Business Address _____
Street City State Zip **Your Work Phone #**

Supervisor _____
Name Phone # Employed Since

Gross Monthly Salary _____

Additional Monthly Income (If Any) _____ Source _____

Other Employer _____ Position _____

Business Address _____
Street City State Zip **Your Work Phone #**

Supervisor _____
Name Phone # Dates of Employment

VEHICLE

Year, Make, and Model _____ Color _____ License # & State _____

Registered To _____

CRIMINAL BACKGROUND

Have you been convicted, pleaded guilty or nolo contendere (no contest), received a deferred sentence, deferred prosecution, diversion, continued adjudication, continued petition, of any felony, or felony/misdemeanor sex offense within the past 10 years?
YES _____ NO _____

*Please note: a "Yes" answer will result in an automatic denial of the Rental Application.

Are you registered or under consideration for registration as a sexual offender? YES _____ NO _____

*Please note: a "Yes" answer will result in an automatic denial of the Rental Application.

Are you currently facing prosecution for any felony, or felony/misdemeanor sex offense? YES _____ NO _____

*Please note: a "Yes" answer will result in an automatic denial of the Rental Application.

BED BUGS

Are you aware of any facts or circumstances that you, your personal property, or your current or previous residences were exposed to bed bugs?
YES _____ NO _____

If YES, Applicant makes the following disclosures regarding Applicant's exposure to bed bugs: _____
_____ (if more room is necessary attach sheet).

If you have been exposed to bed bugs within the last two years:

Do you represent and warrant that all of your personal property has been inspected, professionally treated if warranted, and that no bed bugs are present in your personal property?

YES _____ NO _____

Do you authorize Landlord to obtain for review documentation regarding such exposure, and will you upon Landlord's request make all of your personal property available for inspection to confirm the absence of bed bugs?

YES _____ NO _____

* PLEASE NOTE – If you have been exposed to bed bugs, and are unwilling to give the above representations, warranties, and authorizations, your application could be denied.

PETS

Do you own any pets? _____ If so, how many? _____ Type/Breed _____ Weight _____

Age _____ Color _____ Spayed/Neutered? _____ Training _____ Ever bit? _____

EMERGENCY CONTACT (Not residing with you)

Name _____ Relationship _____

Address _____
Street Apt. # City State Zip Phone #**DEPOSITS AND FEES**

I understand the application fee is a non-refundable payment for a credit and criminal check and processing charge of this Application and such sum is not a rental payment or security deposit. This amount will be retained by Landlord to cover the cost of processing the application as furnished by the Applicant, regardless if the Applicant is approved or denied; any false or misleading information or intentional omission will result in rejection of application. THIS APPLICATION IS PRELIMINARY ONLY AND DOES NOT OBLIGATE LANDLORD TO EXECUTE A LEASE OR TO DELIVER POSSESSION OF THE DWELLING UNIT TO APPLICANT. Completed Applications will be reviewed on a first come, first served basis. An Application is not considered complete unless all necessary and required information is provided by Applicant, and Applicant has signed all necessary documents. Applicant is responsible for signing all required documents.

Premises: _____

Requested Move in Date if Approved: _____

I understand the deposit and fees to be:

Security Deposit due on or before move in \$ _____

Non Refundable Application fee \$ 40.00

First Month's Rent due at least signing \$ _____

Total Due at leasing: \$ _____

Total Paid at Application: \$ 40.00

DISCLOSURE OF BROKERAGE RELATIONSHIP, LEAD-BASED PAINT, AND ASBESTOS DISCLOSURES

BLUE SAGE REALTY ("Broker" or "Agent" or "Landlord") and the Prospective Resident(s) referenced below have NOT entered into any Real Estate Brokerage Agency Agreement or Relationship. The working relationship between Broker and Prospective Resident(s) specified below is for a specific property described as: any home managed by Blue Sage Realty

Resident understands and acknowledges that Broker is the agent for the property owner (Landlord), and Broker represents only the Landlord's interests in this transaction. The Owner (Landlord) of the property has granted to Broker the authority to manage and administer the Premises and Property and to enter into, administer and enforce provisions of this Application and any subsequent Lease that may result from the approval of this Application, and Broker is not considered an agent for the Resident/Applicant at any time for any reason. As a prospective Resident, you are a customer in this transaction. 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. If you desire representation, Broker recommends that you obtain either your own Broker or legal advice from an attorney.

Different brokerage relationships are available that include seller agency, landlord agency, buyer agency, tenant agency or transaction-brokerage. The Colorado Real Estate Commission has a form setting forth the definitions of these working brokerage relationships (Form DD25). Upon request, Broker will provide the working definitions of the various brokerage relationships to you.

FOR HOMES BUILT BEFORE 1978: Prior to signing a lease for the Premises, the **Blue Sage Realty** is legally required to provide all Prospective Residents (Applicants) with DISCLOSURES OF INFORMATION ON LEAD-BASED and/or LEAD-BASED PAINT HAZARDS.

DISCLOSURE OF INFORMATION

I warrant and represent the information provided on this application to be true and correct. I authorize **Blue Sage Realty (Blue Sage)** to make such investigation into Applicant/Resident/Occupant's credit, employment, rental and criminal history, as **Blue Sage** may deem appropriate, and release all parties from liability for any damage that may result from furnishing such information to **Blue Sage**. **Blue Sage** shall have the continuing right to review and obtain this credit and criminal information, rental application, payment history and occupancy history for account review, improving application review methods, and all other purposes. If approved, Applicant shall have a continuing and on-going duty to update all of the information provided on the Application. Applicant acknowledges that **Blue Sage** may enter into a Lease in reliance on the information contained in Applicant's rental application and any and all other information provided to **Blue Sage** by Applicant. Applicant/Resident shall promptly notify **Blue Sage** in writing of any subsequent change in the information provided by Applicant on Applicant's application. If Applicant is approved, **Blue Sage** shall have the right to terminate Applicant's tenancy on three days' notice to quit: 1) if it is determined that Applicant provided false or misleading information on this Application, or 2) if the Application information is no longer correct, for example, Applicant is convicted of a sexual offense after moving into the Premises.

Blue Sage does not have a duty to verify, and does not represent or promise that it will verify, the accuracy or the answers provided in the Application of any applicant. Furthermore, **Blue Sage** has no duty, and expressly disclaims any obligation, to perform a criminal background check on each applicant. **Blue Sage** does not represent or guarantee that all Residents have no prior criminal record or background.

Blue Sage's approval or denial of this Application is based on information provided by independent third parties. **Blue Sage** makes no representation as to the accuracy of the information that Landlord obtains from third parties in approving or denying this Application. **Blue Sage** hereby disclaims any liability for the accuracy of such information that **Blue Sage** obtains pursuant to Applicant's consent.

Applicant's Signature

Date

Applicant's Printed Name