RENTAL APPLICATION FOR: 1611 9<sup>TH</sup> STREET, BOULDER CO 80302 (Property Address & Apt. #)

Please return the completed Application to: Erika Klein – Managing Member of J&E Rentals LLC Fax: 425-968-8447

NOTE: Each Applicant, eighteen (18) years of age or older, who will be residing in the Premises, MUST fill out a SEPARATE Rental Application. If additional space is needed, please write on the back of the form.

Applicant's Name	:				_ Date o	f Birth:			SS#:	
Driver's License N	o.:		State:		_ Other l	Photo ID: _				
Phone:		Cell:				E-Mail:				
Vehicle Make:		Year:		_ Color:		License	Plate: _			_ State:
If you are a full-tin	me student, ple	ase complete t	the follow	wing:						
Permanent Address					A . !!	C:			G	77'
	Street				Apt.#	City			State	Zip
Mother's Name:	-									
Mother's Address:	Street				Apt.#	City			State	Zip
Father's Name:						•				
Father's Address:										
	Street				Apt.#	City			State	Zip
Emergency Conta	ct (if other tha	n Parents):								
Name:							_ Relatio	nship:		
Address:							Phone:			
Street		Apt.#	City		State	Zip				
Other Occupants:										
Name:				_ Relation	nship:				_ DOB:	
Name:				_ Relation	nship:				_ DOB:	
Name:				_ Relation	nship:				_ DOB:	
Who will be the Ma	ain Resident Co	ntact Person:						_ Phone:		
RESIDENT HISTO	ORY – PLEASE	COMPLETE F	FOR PAS	T 5 YEAR	S					
Current Address:							~			
	Street		Apt.#	City			State	Zip		Rental Dates
Landlord's/Manage	er's Name/If Do	rm, R.A.'s Nar	ne			Phone				Rental Dates
Monthly Payment:				ng:						
Previous Address:										
i Tevious Address.	Street				Apt.#	City			State	Zip
Landlord's/Manage	er's Name/If Do	rm R A 's Nor	me			Phone				Rental Dates
Monthly Payment:				no:		1 HOHE				Remai Dates
		Keasoli l	IOI IVIUVI	<u> </u>						
Previous Address:	Street				Apt.#	City			State	Zip
Landlord's/Manage	er's Name/If Do	rm R A 's Nar	me			Phone				Rental Dates
_										Kentai Dates
Monthly Payment:		Keason 1	IOF IVIOVI	ng:						

BACKGROUND				
If you answer "Yes" to any question, ple Been evicted from any leased premises? Broken a rental agreement? Filed for bankruptcy? Appeared before CU Judicial Affairs? Been charged with a violation in ANY C Been convicted, pleaded guilty or no cor petition, of any felony or misdemeanor? Are you registered or under consideratio If yes, type of offense: Are you currently facing prosecution for	Yes No	Court, other than a trentence, deferred pro	raffic violation? Yes secution, diversion, co	No ontinued adjudication, continued
EMPLOYMENT & FINANCIAL INFOR	RMATION			
Present Employer:			Position:	
Business Address:	City	G. 4 77	Work Phone:	_
Street		State Zip		E11 C:
Name of Supervisor: Gross Monthly Income:				
Name of Bank:				
Checking Acct No.:				
OTHER INFORMATION				_
Are you a student? Yes No _	If Ves, circle year	in school at time of	move-in: Soph.	Junior Senior Graduate
List ANY other names you have used, in	-		_	
Do you require any special Accommoda				
Do you smoke? Yes No				
Do you intend to have pets on the premis		If yes, how n	nany?	
Type/Breed:		Weight:	Color:	-
			_	_
DEPOSIT AND FEES				
I understand the application fee is a non-Application and such sum is not a rental Applicant is approved or denied. Any fa application. THIS APPLICATION IS POR TO DELIVER POSSESSION OF THE EFFECTIVE UNTIL THIS APPLICATION IS APPLICATION IS IN Understand the deposits and fees to be:  All monies deposited with Owner/Agent Application is denied. Owner/Agent will accepted and the Applicant fails to sign to amount may be retained by Owner/Agent document shall become part of the lease.	payment or security deposed see or misleading informate RELIMINARY ONLY AND THE DWELLING UNIT TO ON IS APPROVED BY CONOR-Refundable Applicate, less the non-refundable at notify Applicant of accepted Lease within30tas liquidated damages. I	sit. This amount will tion or intentional on ND DOES NOT OBLE OF APPLICANT. THE DWNER/AGENT.  ation Fee: \$ upplication fee, will be tance or denial via p calendar days of note.	be retained by Owner ission will constitute LIGATE OWNER/AGE RENTAL AGREEM  O Other: See refunded within seven hone, fax, email and/otification of acceptance.	Agent regardless if the grounds for rejection of the ENT TO EXECUTE A LEASE MENT WILL NOT BECOME  6 en (7) business days if the or mail. If the Application is e of the Application, the deposited



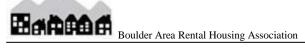
## DISCLOSURES OF INFORMATION

I warrant and represent the information provided on this application to be true and correct. I authorize Owner/Agent to make such investigation into Applicant's credit, background, employment, rental and criminal history, as Owner/Agent may deem appropriate. Applicant hereby releases all parties from liability for any damage that may result from furnishing such information to Owner/Agent. Owner/Agent shall have the continuing right to recheck updated rental application, credit, background and criminal information. If approved, Applicant shall have a continuing and on-going duty to update all of the information provided on the Application. Applicant acknowledges that Owner/Agent may enter into a Lease in reliance on the information contained in Applicant's rental application and any and all other information provided to Owner/Agent by Applicant. Applicant shall promptly notify Owner/Agent in writing of any subsequent change in the information provided by Applicant on Applicant's application. If Applicant is approved, Owner/Agent shall have the right to terminate Applicant's tenancy on three days notice to quit if: 1) it is determined that Applicant provided false or misleading information on this Application, or 2) the Application information is no longer correct, for example, Applicant is convicted of a sexual offense after moving into the Premises. Errors, omissions, or misstatements by Applicant shall provide Owner/Agent with the option to terminate the Lease upon three days notice to quit.

Owner/Agent does not have a duty to verify, and does not represent or promise that he/she will verify, the accuracy or the answers provided in the Application of any applicant. Furthermore, Owner/Agent has do duty, and expressly disclaims any obligation, to perform a criminal background check on each applicant. Owner/Agent does not represent or guarantee that all residents have no prior criminal record or background.

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

SIGNATURES				
Signature of Applicant		Date	Printed Name	
Signature of Owner/Agent/Broker		Date	Printed Name	
RENTAL REFERENCE INFORMATION				
This rental reference is being requested for the	Applicant	identified abov	e regarding their tenancy at:	
Address:				
Street	Apt.#	City	State Zip	Rental Dates
Specific Information Requested:				
Please furnish the requested information to:				
Owner's/Agent's Name: <u>Erika Klein</u>			Company: J&	E Rentals LLC
Phone: 720-318-9395 Fax: 425-96	8-8447	E-Mail: Er	ika.kleinhunter@gmail.com	



## LICENSED REAL ESTATE BROKER AND PROSPECTIVE RESIDENT RELATIONSHIP DISCLOSURES

The Broker and Prospective Resident referenced below have NOT entered into a Prospective Resident Agency Agreement. The working relationship specified below is for a specific property at the address of:

## 1611 9th Street, Boulder, CO 80302

Owner/Agent/Broker is the agent for the property owner, and Broker represents only the landlord's interests in this transaction. Owner/Agent has 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 is not considered an agent for the Applicant/Resident. 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 transactionbroker. 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 transactionbrokerage. 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.

SIGNATURES		
Signature of Applicant	Date	Printed Name
Signature of Owner/Agent/Broker	Date	Printed Name

