



Wendy Frenzel, REALTOR® , e-PRO® , GRI® , AHWD Certified
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The following PDF application is fillable but not saveable in its present format.

The application can be filled out on your computer, printed, signed and then scanned and e-mailed, or faxed to A Vantage Properties for processing. Please make sure that all other documentation requested is forwarded as well.

Please do not try and save a completed PDF fillable application back to the web site or you may be providing your information to the World Wide Web as the application links are easily accessible for each property.

Signatures must be a physical signature (not typed) either via tablet computer or by the standard pen and paper method. At this time we are not accepting Adobe or Adobe type digital signatures.

Thank you



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The printed portions of this form, except **differentiated additions**, have been approved by the Colorado Real Estate Commission. (DD 25-5-04)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this disclosure, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller 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 buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer 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.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this Definitions form on _____

Signature _____ Date _____
 Signature _____

On _____ Broker provided _____ with this Definitions form at [via internet download](#) (location) and retained a copy for the Broker's records.

A Vantage Properties
 Brokerage Firm's Name

 Broker **Wendy Frenzel**





Wendy Frenzel, REALTOR®, e-PRO®, GRI®, AHWD Certified
 200 South Wilcox Street #172, Castle Rock, CO 80104
 Phone (303) 621-9262 * Fax (303) 539-9820
 e-mail LeaseAHome@AVantageProperties.com
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This Application is to the Property Owner of the below listed property, not to A Vantage Properties.

LEASE APPLICATION FOR: 951 Riddlewood Road, Highlands Ranch, CO 80129

Note: \$40.00 Non-refundable Application Fee is required for each property. Each adult applicant must fill out an individual applicant section. **All adults occupying residence must be on the lease agreement. Your Identification, Social Security Number, and date of birth are required for credit reports.**

House Townhome ___ Duplex/Condo ___ Apartment ___ Furnished ___ Unfurnished
 Monthly lease rate: Value Ranged from \$1525 to \$1600 Earnest/Deposit money: \$50 less than agreed monthly lease amount

Lease from ___/___/___ to ___/___/___ - 9 month minimum

Residents shall pay for (if checked): electricity, gas/propane, water, sewage, trash, phone, cable TV/satellite (if installed), ___ other _____ and related deposit. This property is ___/is not a **pet free** property. This property is /is not ___ a **smoke free** property. The undersigned hereby makes application to lease property located at address listed above upon approval by Owner of the following: (Please print neatly and complete entire application.)

This application will only be processed when completed in its entirety, all supporting documentation is received, and application fee is received.

FIRST APPLICANT'S NAME: _____

Date of Birth ___/___/___ Soc. Sec. # _____ Driver's License # & State _____

Phone Number(s): Home: _____ Work: _____ Mobile: _____

E-mail address(es): _____

Copy of Driver's License and/or Governmental Issued ID must be included

Current Address _____ City _____ State _____ Zip _____

Your Phone Number: _____ Dates lived there? _____ Rent or own? _____ Rental Rate? _____

If renting, Landlord/Manager's name _____ Ph. _____

Reason for leaving _____

Previous Address _____ City _____ State _____ Zip _____

Dates you lived there? _____ Rent or own? _____

If renting, Landlord/Manager's name _____ Ph. _____

Reason for leaving _____

Current Employment: Copy of Paystub, Letter of Hire, or Student Schedule must be included

Full time Student _____ Part time Student _____ Unemployed _____ Retired _____

Employed Full Time _____ Employed Part Time _____

Employer _____ City/State _____ H.R.'s Phone _____

Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Previous Employment: Full time Student _____ Part time Student _____ Unemployed _____ Retired _____

Employed Full Time _____ Employed Part Time _____

Employer _____ City/State _____ H.R.'s Phone _____

Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Personal References - list someone that is not an applicant:

Name _____ Relationship _____ Phone _____

Name _____ Relationship _____ Phone _____

In case of emergency, we should notify - list someone that is not an applicant:

Name _____ Relationship to you _____
Mailing Address _____ City _____ State _____ Zip _____
Physical Address _____ City _____ State _____
Phone _____ Alt. Phone _____ E-mail address _____

Have you ever been evicted, asked to vacate, arrested or had any judgments levied against you? yes _____ no _____
If yes, give dates and particulars _____

Do you need any special accommodations? yes _____ no _____
If yes, give particulars _____

SECOND APPLICANT'S NAME: _____

Date of Birth ____/____/____ Soc. Sec. # _____ Driver's License # & State _____
Phone Number(s): Home: _____ Work: _____ Mobile: _____
E-mail address(es): _____

Copy of Driver's License and/or Governmental Issued ID must be included

Current Address _____ City _____ State _____ Zip _____
Your Phone Number: _____ Dates lived there? _____ Rent or own? _____ Rental Rate? _____
If renting, Landlord/Manager's name _____ Ph. _____
Reason for leaving _____

Previous Address _____ City _____ State _____ Zip _____
Dates you lived there? _____ Rent or own? _____
If renting, Landlord/Manager's name _____ Ph. _____
Reason for leaving _____

Current Employment: Copy of Paystub, Letter of Hire, or Student Schedule must be included

Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
Employed Full Time _____ Employed Part Time _____
Employer _____ City/State _____ H.R.'s Phone _____
Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Previous Employment: Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
Employed Full Time _____ Employed Part Time _____
Employer _____ City/State _____ H.R.'s Phone _____
Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Personal References - list someone that is not an applicant:

Name _____ Relationship _____ Phone _____
Name _____ Relationship _____ Phone _____

In case of emergency, we should notify - list someone that is not an applicant:

Name _____ Relationship to you _____
Mailing Address _____ City _____ State _____ Zip _____
Physical Address _____ City _____ State _____
Phone _____ Alt. Phone _____ E-mail address _____

Have you ever been evicted, asked to vacate, arrested or had any judgments levied against you? yes _____ no _____
If yes, give dates and particulars _____

Do you need any special accommodations? yes _____ no _____
If yes, give particulars _____

THIRD APPLICANT'S NAME: _____

Date of Birth ____/____/____ Soc. Sec. # _____ Driver's License # & State _____

Phone Number(s): Home: _____ Work: _____ Mobile: _____

E-mail address(es): _____

Copy of Driver's License and/or Governmental Issued ID must be included

Current Address _____ City _____ State _____ Zip _____

Your Phone Number: _____ Dates lived there? _____ Rent or own? _____ Rental Rate? _____

If renting, Landlord/Manager's name _____ Ph. _____

Reason for leaving _____

Previous Address _____ City _____ State _____ Zip _____

Dates you lived there? _____ Rent or own? _____

If renting, Landlord/Manager's name _____ Ph. _____

Reason for leaving _____

Current Employment: Copy of Paystub, Letter of Hire, or Student Schedule must be included

Full time Student _____ Part time Student _____ Unemployed _____ Retired _____

Employed Full Time _____ Employed Part Time _____

Employer _____ City/State _____ H.R.'s Phone _____

Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Previous Employment: Full time Student _____ Part time Student _____ Unemployed _____ Retired _____

Employed Full Time _____ Employed Part Time _____

Employer _____ City/State _____ H.R.'s Phone _____

Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Personal References - list someone that is not an applicant:

Name _____ Relationship _____ Phone _____

Name _____ Relationship _____ Phone _____

In case of emergency, we should notify - list someone that is not an applicant:

Name _____ Relationship to you _____

Mailing Address _____ City _____ State _____ Zip _____

Physical Address _____ City _____ State _____

Phone _____ Alt. Phone _____ E-mail address _____

Have you ever been evicted, asked to vacate, arrested or had any judgments levied against you? yes _____ no _____

If yes, give dates and particulars _____

Do you need any special accommodations? yes _____ no _____

If yes, give particulars _____

FOURTH APPLICANT'S NAME: _____

Date of Birth ____/____/____ Soc. Sec. # _____ Driver's License # & State _____

Phone Number(s): Home: _____ Work: _____ Mobile: _____

E-mail address(es): _____

Copy of Driver's License and/or Governmental Issued ID must be included

Current Address _____ City _____ State _____ Zip _____

Your Phone Number: _____ Dates lived there? _____ Rent or own? _____ Rental Rate? _____

If renting, Landlord/Manager's name _____ Ph. _____

Reason for leaving _____

Previous Address _____ City _____ State _____ Zip _____
Dates you lived there? _____ Rent or own? _____
If renting, Landlord/Manager's name _____ Ph. _____
Reason for leaving _____

Current Employment: Copy of Paystub, Letter of Hire, or Student Schedule must be included
Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
Employed Full Time _____ Employed Part Time _____
Employer _____ City/State _____ H.R.'s Phone _____
Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Previous Employment: Full time Student _____ Part time Student _____ Unemployed _____ Retired _____
Employed Full Time _____ Employed Part Time _____
Employer _____ City/State _____ H.R.'s Phone _____
Position _____ Supervisor _____ How Long? _____ Monthly Salary _____

Personal References - list someone that is not an applicant:
Name _____ Relationship _____ Phone _____
Name _____ Relationship _____ Phone _____

In case of emergency, we should notify - list someone that is not an applicant:
Name _____ Relationship to you _____
Mailing Address _____ City _____ State _____ Zip _____
Physical Address _____ City _____ State _____
Phone _____ Alt. Phone _____ E-mail address _____

Have you ever been evicted, asked to vacate, arrested or had any judgments levied against you? yes _____ no _____
If yes, give dates and particulars _____

Do you need any special accommodations? yes _____ no _____
If yes, give particulars _____

Others to occupy residence that are not applicants – pictures must accompany application:

Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____
Name: _____ Relationship to applicant(s): _____

Any pets to occupy the property? yes ___ no ___ (Must be pre approved. Deposit of \$200 per pet additional)

If yes, pictures and copy of vaccination records must accompany application.

Type _____ Breed _____ Age _____ Weight _____
Type _____ Breed _____ Age _____ Weight _____
Type _____ Breed _____ Age _____ Weight _____
Type _____ Breed _____ Age _____ Weight _____

Vehicles(s):

1) Make _____ Model _____ Year _____ Color _____ License #/State _____
2) Make _____ Model _____ Year _____ Color _____ License #/State _____
3) Make _____ Model _____ Year _____ Color _____ License #/State _____
4) Make _____ Model _____ Year _____ Color _____ License #/State _____
5) Make _____ Model _____ Year _____ Color _____ License #/State _____

The following information will only be presented to the Property Owner as consideration of rental application acceptance if completed. Do not list anything that you do not want to share with the Property Owner.

Y Rental amount if different than listed/asking amount - \$ _____
Y Pet deposit payment arrangement. _____
Y Explanation of credit history issues. _____

OWNER'S AGENT: On properties I have listed, I am an agent for the Property Owner and not your agent, unless we enter into a written agreement to act as your agent. I owe duties to the Property Owner which include utmost good faith, loyalty and fidelity. I will negotiate on behalf of and act as an advocate for the Property Owner. Please do not tell me any information which you do not want shared with the Property Owner. You are not vicariously liable (legally responsible) for my actions. Although I do not represent you, I will disclose to you all adverse material facts about the property actually known by me. I will assist you without regard to race, color, ancestry, national origin, sex, religion, creed, familial status, marital status, or disability.

This is to inform you that, as part of the procedure for processing this application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with your neighbors, friends, or others with whom you are acquainted. This inquiry includes information as to your character, general reputation, personal characteristics, and mode of living. You have the right to make a written request, within a reasonable period of time, to receive additional information about the nature and scope of this investigation. The undersigned applicant(s) hereby releases the Property Owner and/or Owner's Agent for any liability for any decision or inquiry made by either or both of them relating to this application or the renting or non-renting of said premises to me/us. (Fed. Reg. 606 [a][1])

I/We here by deposit \$ _____ as earnest money to be refunded to me/us if this application is not accepted by Property Owner or Owner's Agent. Prior to taking possession of said unit, I/we agree to pay the required move in rent as described in the occupancy guidelines. Upon payment of move in rent, this deposit shall be considered the security deposit for the unit for which this application is made. If, after acceptance of this application, I/we fail or refuse to occupy the property or to pay the move in rent, the deposit may be retained by the Property Owner and/or Owner's Agent as liquidated damages in payment for including but not limited to time and effort in processing my inquiry and this application, including making the necessary investigation of my character and reputation.

Signature of First Applicant date

Signature of Second Applicant date

Signature of Third Applicant date

Signature of Fourth Applicant date