



Wendy Frenzel, REALTOR®, e-PRO®, GRI®, AHWDCertified  
 200 South Wilcox Street #172, Castle Rock, CO 80104  
 Phone (303) 621-9262 \* Fax (720) 746-2801  
 E-mail LeaseAHome@AVantageProperties.com  
 Web http://www.AVantageProperties.com

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](mailto:LeaseAHome@AVantageProperties.com)  
 Web <http://www.AVantageProperties.com>

This Application is to the Property Owner of the below listed property, not to A Vantage Properties.

**LEASE APPLICATION FOR: 9952 Melbourne Circle, Highlands Ranch, CO 80130**

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 rental rate: value ranged from \$1599 to \$1675 Deposit will be \$50 less than the agreed upon monthly rent

Lease from \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_  
 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 \_\_\_ (CAT Only with restrictions. Additional \$200 deposit)**

**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