

**RENTAL APPLICATION FOR: 2890 SHADOW CREEK DRIVE #306, BOULDER CO 80303**

Please return the completed Application to: Dave Terzian: dave@boulderpropertygroup.com 301-325-8777

**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.**

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**Applicant Info** Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ SS#: \_\_\_\_\_  
Driver's License No.: \_\_\_\_\_ State: \_\_\_\_\_ Other Photo ID: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Vehicle Make: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_ State: \_\_\_\_\_

**If you are a full-time student, please complete the following:**

Permanent Address: \_\_\_\_\_  
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 Contact (if other than Parents):**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Street Apt.# City State Zip

**Other Occupants:**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ DOB: \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ DOB: \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ DOB: \_\_\_\_\_  
Who will be the Main Resident Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

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**RESIDENT HISTORY – PLEASE COMPLETE FOR PAST 5 YEARS**

**Current Address:** \_\_\_\_\_  
Street Apt.# City State Zip Rental Dates

Landlord's/Manager's Name/If Dorm, R.A.'s Name Phone Rental Dates

Monthly Payment: \_\_\_\_\_ Reason for Moving: \_\_\_\_\_

**Previous Address:** \_\_\_\_\_  
Street Apt.# City State Zip

Landlord's/Manager's Name/If Dorm, R.A.'s Name Phone Rental Dates

Monthly Payment: \_\_\_\_\_ Reason for Moving: \_\_\_\_\_

**Previous Address:** \_\_\_\_\_  
Street Apt.# City State Zip

Landlord's/Manager's Name/If Dorm, R.A.'s Name Phone Rental Dates

Monthly Payment: \_\_\_\_\_ Reason for Moving: \_\_\_\_\_



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**BACKGROUND**

If you answer "Yes" to any question, please explain below and on the back of form if more space is needed. **Have you ever:**

Been evicted from any leased premises? Yes \_\_\_\_\_ No \_\_\_\_\_

Broken a rental agreement? Yes \_\_\_\_\_ No \_\_\_\_\_

Filed for bankruptcy? Yes \_\_\_\_\_ No \_\_\_\_\_

Appeared before CU Judicial Affairs? Yes \_\_\_\_\_ No \_\_\_\_\_

Been charged with a violation in ANY Court, including Municipal Court, other than a traffic violation? Yes \_\_\_\_\_ No \_\_\_\_\_

Been convicted, pleaded guilty or no contest, received a deferred sentence, deferred prosecution, diversion, continued adjudication, continued petition, of any felony or misdemeanor? Yes \_\_\_\_\_ No \_\_\_\_\_

Are you registered or under consideration for registration as a sexual offender? Yes \_\_\_\_ No \_\_\_\_ If yes, where: \_\_\_\_\_

If yes, type of offense: \_\_\_\_\_

Are you currently facing prosecution for any misdemeanor or felony? Yes \_\_\_\_\_ No \_\_\_\_\_

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**EMPLOYMENT & FINANCIAL INFORMATION**

Present Employer: \_\_\_\_\_ Position: \_\_\_\_\_

Business Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Street City State Zip

Name of Supervisor: \_\_\_\_\_ Phone: \_\_\_\_\_ Employed Since: \_\_\_\_\_

Gross Monthly Income: \_\_\_\_\_ Additional Income: \_\_\_\_\_ Source: \_\_\_\_\_

Name of Bank: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

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**OTHER INFORMATION**

Are you a student? Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes, circle year in school at time of move-in: Soph. Junior Senior Graduate

List ANY other names you have used, including maiden name: \_\_\_\_\_

Do you require any special Accommodations? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you smoke? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you intend to have pets on the premises? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, how many? \_\_\_\_\_

Type/Breed: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_ Color: \_\_\_\_\_

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**DEPOSIT AND FEES**

I understand the application fee is a non-refundable payment for a credit, background and criminal check and processing fee for this Application and such sum is not a rental payment or security deposit. This amount will be retained by Landlord regardless if the Applicant is approved or denied. Any false or misleading information or intentional omission will constitute grounds for rejection of the 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. THE RENTAL AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY OWNER/AGENT.**

I understand the deposits and fees to be: Non-Refundable Application Fee: \$35.00 Other: \$ n/a

All monies deposited with Landlord, less the non-refundable application fee, will be refunded within seven (7) business days if the Application is denied. Landlord will notify Applicant of acceptance or denial via phone, fax, email and/or mail. If the Application is accepted and the Applicant fails to sign the Lease within n/a calendar days of notification of acceptance of the Application, the deposited amount may be retained by Landlord as liquidated damages. If Applicant is accepted as a resident and enters into a lease agreement, this document shall become part of the lease.

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**DISCLOSURES OF INFORMATION**

I warrant and represent the information provided on this application to be true and correct. I authorize the Landlord or its designated Agents to make such investigation into Applicant's credit, background, employment, rental and criminal history, as landlord may deem appropriate. Applicant hereby releases all parties from liability for any damage that may result from furnishing such information to Landlord. Landlord 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 Landlord may enter into a Lease in reliance on the information contained in Applicant's rental application and any and all other information provided to Landlord by Applicant. Applicant shall promptly notify Landlord in writing of any subsequent change in the information provided by Applicant on Applicant's application. If Applicant is approved, Landlord 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 Landlord with the option to terminate the Lease upon three days notice to quit.

Landlord 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, landlord has do duty, and expressly disclaims any obligation, to perform a criminal background check on each applicant. Landlord does not represent or guarantee that all residents have no prior criminal record or background.

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

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**SIGNATURES**

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

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**RENTAL REFERENCE INFORMATION**

This rental reference is being requested for the Applicant identified above regarding their tenancy at:

**Address:** \_\_\_\_\_, 201\_ thru \_\_\_\_\_, 201\_  
Street                  Apt.#          City          State          Zip    Rental Dates

Specific Information Requested:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Please furnish the requested information to:**

Landlord's Name: David Terzian Company: Boulder Property Group, LLC  
 Phone: 301-325-8777 Email: dave@boulderpropertygroup.com



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**LANDLORD AND PROSPECTIVE RESIDENT AND/OR GUARANTOR RELATIONSHIP DISCLOSURES**

The Landlord 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:

2890 Shadow Creek Drive #306, Boulder CO 80303

Street Apt.# City State Zip

Landlord 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. As a prospective resident and/or Guarantor, you will be entering into a binding legal commitment with Landlord. Landlord recommends that you obtain legal advice from an attorney before entering into any legal commitments.

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**SIGNATURES**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature of Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

