



**Bennett Shellenberger Realty, Inc**  
 1710 E. Pikes Peak Ave. Suite 200  
 Colorado Springs, CO 80909  
 Office: 719-471-1703

## RENTAL APPLICATION

Property: \_\_\_\_\_

Application Date: \_\_\_\_\_

Desired Move in Date: \_\_\_\_\_

\*\*\*\*\*

Name of Applicant \_\_\_\_\_ SS# \_\_\_\_\_ Birth date \_\_\_\_\_

Spouse's Name \_\_\_\_\_ SS# \_\_\_\_\_ Birth date \_\_\_\_\_

Present Address \_\_\_\_\_ Phone \_\_\_\_\_ D.L. #: \_\_\_\_\_

Cell phone \_\_\_\_\_ Email address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

How long at present address? \_\_\_\_\_ Monthly rent? \_\_\_\_\_

Present Landlord \_\_\_\_\_ Phone \_\_\_\_\_

Previous Address \_\_\_\_\_

Previous Landlord \_\_\_\_\_ Phone \_\_\_\_\_

Name(s) of all others who will occupy this property

\_\_\_\_\_

Employed by \_\_\_\_\_ Years employed \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Position \_\_\_\_\_ Supervisor \_\_\_\_\_

Monthly Income from Employment \$ \_\_\_\_\_

Additional Income (describe source) \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

**SPOUSE:**

Employed by \_\_\_\_\_ Years employed \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Position \_\_\_\_\_ Supervisor \_\_\_\_\_

Monthly Income from Employment \$ \_\_\_\_\_

Additional Income (describe source) \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

TOTAL FAMILY INCOME \$ \_\_\_\_\_

1. Have you ever been evicted from any tenancy?  Yes  No
2. Have you ever willfully and intentionally refused to pay rent when due?  Yes  No
3. Do you know of anything, which may interrupt your income or ability to pay rent?  Yes  No
4. Have you ever filed a petition for bankruptcy?  Yes  No
5. Have you ever been convicted of a Felony?  Yes  No

6. How did you learn about this rental property?  Newspaper  Driving by  Tenant  Internet  Other

Nearest Relative \_\_\_\_\_ Relationship \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Describe all pets to occupy this property \_\_\_\_\_

Reference #1 \_\_\_\_\_

Reference #2 \_\_\_\_\_

Reference #3 \_\_\_\_\_

NAME

ADDRESS

PHONE

**Bank information:** Bank Name, Address & acct#: \_\_\_\_\_

**Current Drivers license or photo id required for all applicants:**

Applicant #1 \_\_\_\_\_

Applicant #2 \_\_\_\_\_

NAME

STATE

LICENSE #

EXPIRATION

IN MAKING THIS APPLICATION, It is mutually agreed between the Landlord and the Applicant (Prospective Tenant):

1. Applicant understands and agrees that the property being applied for is: \_\_\_\_\_, the monthly rent for this property is \$ \_\_\_\_\_, The required Security deposit is: \$ \_\_\_\_\_ and it will be available to move in on: \_\_\_\_\_.
2. Applicant shall pay a non-refundable \$25.00 application fee to be used for processing purposes. **Processing will not begin until this fee has been paid in cash or money order only!** The Landlord may investigate your credit record and may furnish information concerning your credit file to consumer reporting agencies and others who may properly receive that information.
3. The Landlord will either accept or reject this application within 2 business days from date of application; if accepted, the \$ \_\_\_\_\_ deposit will be credited as a premise deposit; if rejected, the entire deposit will be returned immediately. The applicant hereby waives any claim for damages by reason of nonacceptance of this application, which the Landlord may reject without stating any reason for doing so.
4. If the Application is approved, **Applicant must deposit \$ \_\_\_\_\_ for Landlord to hold said property until 5:00 PM the following business day.** Landlord and Applicant must complete and sign the Lease Agreement and pay for the 1<sup>st</sup> months rent within 72 hours of approval. Application is considered a Contract of intent to lease. Should applicant elect not to sign said lease for any reason, it will be considered default and the amount of deposit may be retained by Landlord as liquidated damages.
5. **DISCLOSURE:** Pursuant to Commission Rule-E35, Applicant is advised that Landlord is an agent for the owner and not an agent of the applicant.
6. Applicant understands and agrees that **PETS ARE NOT PERMITTED IN OR ON THIS PROPERTY UNLESS SPECIFICALLY DESCRIBED AND AGREED TO IN WRITING IN THE LEASE.**
7. All residents, 18 years or older must make an individual application, may be required to pay the application fee as determined by the Landlord and sign the lease. Landlord may require a parent or other party co-sign for persons under 21.

I/We have applied for residency with Bennett-Shellenberger Realty, Inc and authorize the release of credit information to complete the resident screening process. Necessary credit information to approve rental applications may include: checking accounts, consumer credit balances, payment history records and balances, employment history, income verifications and landlord histories.

A photographic or fax copy of this authorization may be used as a duplicate original.

I hereby certify that the answers I have given in this application are true and correct to the best of my knowledge. I understand that any false answers, representations or statements made by me or others applying for this property will be sufficient grounds for eviction, loss of any security deposits and other charges, fees or costs as identified in the lease and amendments for the property.

I understand and agree to the terms and conditions of this Application as stated above.

\_\_\_\_\_

Date

\_\_\_\_\_

Applicant's Signature

\_\_\_\_\_

Date

\_\_\_\_\_

Spouse's Signature

\_\_\_\_\_

Bennett-Shellenberger Realty, Agent of Landlord

Deposit Returned \$ \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_

