



Application Screening

Please read the following criteria below BEFORE proceeding with the application.

We offer the following information so that all applicants will have available to them the rental qualifying policies. Although we have attempted to make this document easy to read and understandable, there may be some things that are unclear. If you have any questions about our policies, please contact us.

Application Instructions:

Applications cannot be processed until all of the following is completed/received

- Application and fee for each applicant.
- Make sure all info is completed: Identification, Signature, Name spelling is legible, contact info for work and past tenancies included.
- All adults that will be residents will be signors on the lease and meet all application requirements. All adults applications & authorization forms must be completed/received for applications for a residence can be processed.
- Proof of income or funds
- Applications are processed in the order as received, 100% completed and fees received.
- Falsified information will disqualify Application
- State or Government issued identification with a picture

Income

- Minimum: Gross Income = 2 times the monthly rental rate.
- Verified that it is being received consistently for past 3 months.
- Alternative: Evidence of 2 times annual lease amount in a verifiable account. (Bank, Retirement, loans, etc.)
- Examples of sources of income include wages, social security benefits, unemployment benefits, annuities, vouchers, etc.
- The income criteria applies to applicants without a housing subsidy.

Rental History

- 2 years history of previous residence.
- No breach of previous leases without proper compensation to previous landlord in past 2 years.
- Left Rental in good condition and compensated Landlord for damage.
- No money owed to previous landlords.
- No more than 1 notice per year for all co-applicants for request to comply with lease agreement. If compliance notice was given, resident must have complied in a reasonable time frame.
- No eviction in past 7 years
- If rental history is not available due to applicant lived where rental history cannot be verified or does not exist, then FICO score needs to be above 675.
- Regardless of FICO score, rental history is required if obtainable/exists.

Credit Report

- 2/3rds of income may come from co-applicants that have one of the following:
 - Credit Report FICO score above 650 with two years rental history with no more than 1 late pay per year.
 - Credit Report FICO score above 675 without rental history.
 - Applicants with a housing subsidy: Credit score, adverse credit event, or lack of credit score do not apply unless the landlord is required by federal law to consider a credit score or a lack of a credit score.

Criminal History:

- No history of violent crimes
- No history of sex crimes or on sex offender list
- No felonies within past 5 years

A "deferred adjudication" or a pleading of "no contest" on a felony case is considered the same as a felony conviction.

Equal Housing

No discrimination on the basis of race, color, sex, age, familial status, disability, religion, sexual orientation, national origin or source of income with regard to housing is the comprehensive policy.

Military Clause

For active military, a lease can be ended by giving us a copy of the "orders" that require you to move outside of El Paso County and by also giving us a "30 Day Notice to Move" on our form.

Renter's Insurance:

Proof of renter's insurance is required at time of lease signing. If this is not provided by time of lease signing then lease move-in will be delayed until such proof is given or residence will be given to next approved applicant.

Occupancy Policy

Occupancy is based on the number of bedrooms in home. A bedroom is defined as a space that is used primarily for sleeping, designed to be closed with a door and with a closet space for clothing. Occupancy ceiling is 2 persons per bedroom and 2 persons per loft.

THE GLEN AT SAND CREEK TOWNHOMES HOMEOWNERS' ASSOCIATION

All of our townhomes reside in a covenanted community, which means, all residents must agree to abide by ALL the covenants of the Homeowners' Association. We are happy to send these documents to you upon request, and an electronic copy will be sent to you if you become a resident. Below is summary of some of the rules of the community.

SUMMARY OF RULES

Vehicles & Parking:

All residents must park vehicles in garage. All exterior parking in community is for guest parking only. There is **NO EXCEPTIONS** to this rule. **Violator's vehicles may be towed without notice and residents may face eviction.** Garages are approximately 19'-0" deep. The garage door height is approximately 6'10". If your vehicle is larger than this, then it cannot be parked on site. We are happy to meet with you and "test" to see if your vehicle will fit.

Pets:

Unless your lease specifically allows a certain pet on your premises, then you are not allowed to have a pet.

A maximum of two pets are allowed.

An additional \$200 is added to the security deposit for residents with pets. No aggressive breed dogs are allowed.

Evidence of current vaccinations from a veterinarian is required.

Pets may not be left outside alone at anytime. Pets are required to be leashed and supervised when outside at all times. Keep in mind that the area outside the townhomes is "common area" which means that it is shared by all residents. There is not an area on the exterior of the homes that is only for your use, unless you have a patio. When your pet makes waste, it needs to be picked up immediately and disposed of.

At the discretion of management, certain breeds of pets, and types, are restricted, such as aggressive breed dogs, venomous animals.

Utilities and TV:

Residents are responsible for all the utilities & TV/internet service used inside the home. We will give you the contact information for the providers of these services.

Dish Satellite Services

Satellite dishes are not allowed in the community. Any unauthorized Dish installed in community will be removed at resident's expense. Any damage to landscaping or buildings will be at resident's expense

Trash

This service is provided at all properties. At most of our homes, a trash toter is provided. These toters must be kept in the garage of the home except on trash day. Large trash items, such as Christmas trees and large boxes, mattresses, or other items that cannot be placed in the toter, will need to be disposed of by resident hauling them away or paying for their removal.

We do have a service that can remove these items for a fee. Please make sure that any trash that falls out or blows out of your toter is picked up.

Maintenance

All the exterior of buildings and grounds are maintained by management. This includes snow removal to the front door, but not patios.

Outdoor Furniture:

If you happen to live in a home that has a patio, you are allowed to have furniture that is approved by management, such as, chairs and a table. Children's play sets are not allowed. All your outdoor furniture can only be located on your patio. It cannot be placed in sidewalks or planters or grass areas. You are encouraged to use the common areas for recreation, but please store all toys and personal items in your home or garage when not in use. Items left outside may be thrown away by management without notice.

Due to the extreme fire danger, no wood or charcoal barbeques, smokers or firepits are allowed. Only propane barbeques are permitted.

Smoking and Marijuana and Vaping:

All homes are Non-Smoking and Non-Vaping of any substance. Growing of plants for production of marijuana or any other plants that require a lot of moisture are not allowed.

RENTAL APPLICATION

Separate Application Required for Each Applicant

THIS SECTION FOR LANDLORD USE ONLY



Rental Property Address: _____

Term of Rental: [] month to month [] lease from _____ to _____

Tenant Financial Obligation Prior to Occupancy		CONTACT CHECKLIST
First Month's Rent:	\$ _____	Current Landlord Contacted - Timely Remittance
Security Deposit:	\$ _____	[] Yes [] No
Pet Deposit:	\$ _____	Current Employer Verified:
Application Fee:	\$ _____	[] Yes [] No
Credit Report Fee:	\$ _____	Credit Report Determination:
Other (specify):	\$ _____	[] Yes [] No
TOTAL: \$ _____		Income Verified (pay stub, employer, etc.) [] Yes [] No

DESIRED DATE OF MOVE-IN: _____ / _____ / 20_____

DESIRED LEASE TERM (check one): [] 12 months [] 6 months [] Other (Specify): _____

UNIT TYPE: [] 1 BR [] 2 BR [] 3 BR [] Other (Specify): _____

APPLICANT INFORMATION:

Name (full legal name): _____

SDOB: _____ / _____ / _____

Home Phone: _____ Work Phone: _____

Driver's License / ID Number: _____ State: _____

Email Address: _____

NAME OF OCCUPANTS AND RELATIONSHIP TO APPLICANT:

Name: _____

Relationship: _____

Name: _____

Relationship: _____

Name: _____

Relationship: _____

APPLICANT / OCCUPANT VEHICLE(S):

Make: _____ Model: _____ Year: _____ Tag#: _____

Make: _____ Model: _____ Year: _____ Tag#: _____

Make: _____ Model: _____ Year: _____ Tag#: _____

EMPLOYMENT HISTORY:

Current Employer:

Name and Address: _____

Phone: _____ Supervisor: _____

Length of Employment: Begin _____ Still employed? (check one) yes no

Previous Employer

Name and Address: _____
Phone: _____ Supervisor: _____
Length of Employment: Begin _____ End _____

RENTAL HISTORY:

Current Address: _____
Dates Lived at This Address: From _____ to _____
Reason for leaving: _____
Landlord/Manager: _____ Landlord/Manager's Phone: _____

Previous Address: _____
Dates Lived at This Address: From _____ to _____
Reason for leaving: _____
Landlord/Manager: _____ Landlord/Manager's Phone: _____

INCOME:

Examples of sources of income include wages, social security benefits, unemployment benefits, annuities, vouchers, etc:

Gross Monthly Employment Income Before Deductions: \$ _____

Gross Monthly Income From Other Sources (average): \$ _____

TOTAL GROSS MONTHLY INCOME: \$ _____

CREDIT and FINANCIAL INFORMATION:**Bank and Financial Accounts**

Checking:

Institution Name _____ Branch _____ Funds: \$ _____

Savings:

Institution Name _____ Branch _____ Funds: \$ _____

Credit Accounts

Credit Card: Type _____ Amt Owed \$ _____ Monthly Payment \$ _____

Credit Card: Type _____ Amt Owed \$ _____ Monthly Payment \$ _____

Vehicle Loan: Type of Vehicle: _____ Monthly Payment \$ _____

Vehicle Loan: Type of Vehicle: _____ Monthly Payment \$ _____

Other: Type _____ Creditor _____ Monthly Payment \$ _____

MISCELLANEOUS: (check appropriate answer)

Do you have pets? _____ yes _____ no If so, describe _____

NOTE: There may be additional fees and/or deposits required for pets housed on premises.

In addition, specific rules and regulations regarding pets may apply.

Do you plan to have water filled furniture on the rental property? _____ yes _____ no If yes, detail below.

Have you ever been evicted? _____ yes _____ no If yes, explain below.

Have you ever been convicted of a felony? _____ yes _____ no If yes, explain below.

Have you ever filed for bankruptcy? _____ yes _____ no If yes, explain below.

Explanation: _____

APPLICANT PERSONAL REFERENCES:

Name: _____ Relationship: _____
Address: _____ Phone: _____
Known this reference how long? _____

Name: _____ Relationship: _____
Address: _____ Phone: _____
Known this reference how long? _____

Name: _____ Relationship: _____
Address: _____ Phone: _____
Known this reference how long? _____

APPLICANT EMERGENCY CONTACT INFORMATION:

Contact in Emergency (Name): _____ Relationship: _____
Emergency Contact Address: _____ Phone: _____

I hereby certify and affirm that all information provided above is true and correct. I fully understand that my lease or rental agreement may be terminated if I have made any false, misleading or incomplete statement(s) in this application. I hereby authorize verification of all information provided in this application, including financial and credit information, via credit bureaus and/or contact with current and previous employers, current and previous landlords and personal references.

APPLICANT **Signature**

DATE

Print Name

Preferred Language: _____