

Instructions for Completing Rental Application

1. Please provide with your application a copy of your driver's license and a recent paystub from your employment.
2. Complete as thoroughly as possible all portions of application.
3. Make sure your social security number and birth date are legible.
4. All adults must complete a separate application
5. Make sure you sign the application and Authorization to Release Information form.
6. Please fax or email the application to:

Fax: 719-352-0166

Email: info@rentth.com

Mailing Address:

Aspen Sunshine, LLC

6510-A South Academy Blvd. #210

Colorado Springs, CO 80906

Please call 719-433-6731 with any questions you may have.

Thank you.





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: SSN, 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 must be completed/received for applications for a residence can be processed.
- Proof of income
- 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 = 3 times the monthly rental rate.
- Verified that it is being received consistently for past 6 months.
- Alternative: Evidence of 3 times annual lease amount in a verifiable account. (Bank, Retirement, etc.)
- Gross Income remaining after rent and debt payments > \$1,500

Rent History

- 2 years history of previous residence.
- No breach of previous leases without proper compensation to previous landlord in past 2 years.
- No more than 1 late pay on rental history for past 1 year.
- No more than 3 late pays on rental history in past 2 years
- Left Rental in good condition and compensated Landlord for damage.
- No more than 1 notice per year for all co-habitants 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.
- No money owed to previous landlord.
- "Late Pay": More than 2 days late

Credit Report

- 66% of income must come from co-habitants that have one of the following:
 - Credit Report FICO score above 650 with 2 years rental history with no more than 1 late pay.
 - Credit Report FICO score above 650 with 1 year's rental history with no late pay.
 - Credit Report FICO score above 625 with 2 years' rental history w/ no late pays.
 - Credit Report FICO score below 625: Declined

All applicants:

- No unpaid collections from previous landlords in past 7 years.
- Any applicant with a FICO score below 600 must have 2 years rental history

How to Resolve a Application Disqualification:

For applicant that does not meet income requirements:

- Personal Guarantor or Cosigner with FICO score above 700; debts and their combined housing and applicants' housing shall not exceed 60% of their gross income. Additional \$1,000 security deposit is required.
- If FICO score is 25 or less below requirement then additional deposit of \$500 required.
- If gross income is below requirement by less than \$200 per month then additional security deposit of \$500 is required
- If applicant has 1 late pay more than allowed, then additional security deposit of \$500 is required

Criminal History:

No history of violent crimes

No history of sex crimes

Not on sex offender list

No felonies within past 7 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 or national origin with regard to housing is the comprehensive policy of all Companies

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 3 persons per bedroom.

THE GLEN AT SAND CREEK TOWNHOMES

All of our townhomes reside in a covenanted community, which means, all residents must agree to abide by ALL the covenants of the Homeowner's 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 19'6" 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 with each pet, at adult weight, being under 25 pounds.

A Non-refundable pet deposit is required plus a monthly pet fee. 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 service

We are happy to accommodate the various providers of TV, telephone and internet service.

Check with us before placing a dish on the property. There are areas where they are not allowed and if installed improperly will need to be removed and any damage repaired at the resident's expense. Some homes may not be capable of receiving a Dish signal due to their location.

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 you 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.

Smoking and Marijuana:

All homes are non-smoking. 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 _____

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

Social Security Number: _____ - _____ - _____ DOB: ____ / ____ / ____

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:

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 _____ ~~XXXX~~ Funds: \$ _____

Savings:
Institution Name _____ Branch _____ ~~XXXX~~ 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 smoke? _____ yes _____ no
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