

Helix Properties, LLC

1113 SPRUCE STREET

BOULDER, CO 80302

PH: (303) 381-2508 • FAX: (303) 381-2501 • Email: info@helixboulder.com

RENTAL APPLICATION-DEPOSIT RECEIPT \$30.00 Application Fee

BIS Access Code: 1465750

Account: 1576

Date _____

Applying for: Address _____ Unit # _____

Beginning on: _____

Name _____ Date of Birth _____

Present Address: _____

City: _____ State: _____ Zip: _____

Phone: (Home) _____ (Work) _____

(Mobile) _____ (Email) _____

Social Security # _____ Driver's License # _____ State _____

Other persons who would occupy unit (family or unrelated):

Name Relationship Age

Do you require any special Accommodations? Yes ___ No ___

Do you smoke? Yes ___ No ___

Do you have a pet? If yes, describe: _____

Name of closest relative (Notify in emergency): _____

Relationship _____ Phone _____

Address _____ City _____ State _____ Zip _____

Do you presently: Rent ___ Own ___ For how long? _____

Current Landlord: _____ Phone # _____

Address: _____

Present monthly rent or house payment: \$ _____

Please list two landlords from whom you have rented within the last few years.

1) Complete Rental address: _____

Dates of residence: _____ to _____

Landlord: _____ Phone # _____

2) Complete Rental address: _____

Dates of residence: _____ to _____

Landlord: _____ Phone # _____

Background: If you answer "Yes" to any question, please explain below and on the back of form if necessary.

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 Student Conduct 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 ___
Do you have a medical marijuana card? Yes ___ No ___

Occupational Information:

Occupation: _____
Employer: _____ How long? _____
Employer's address: _____
Employer's phone: _____ Approximate Monthly Income: _____
Other sources of Income _____

Banking Information

Bank Name/Address _____ Phone # _____
Account # _____ Checking ___ Savings ___
Bank Name/Address _____ Phone # _____
Account # _____ Checking ___ Savings ___

Automobiles:

Make: _____ Model _____ Yr _____ Lic. Tag # _____ State _____
Make: _____ Model _____ Yr _____ Lic. Tag # _____ State _____

DISCLAIMER RELEASE:

I agree that Helix Properties, LLC and Background Information Services, Inc., may release any and all rental history information about me regarding my leasing of said property applied for herein. I declare that the foregoing is true and correct and authorize its verification and the obtaining of a credit report as well as a civil and criminal history report. This releases the aforesaid parties from any liability and responsibility for collecting the aforesaid information.

Owner /Agent 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, Owner/Agent has do duty, and expressly disclaims any obligation, to perform a criminal background check on each applicant. Owner/Agent does not represent or guarantee that all residents have no prior criminal record or background. Owner's/Agent's approval or denial of this Application is based on information provided by independent third parties. Owner/Agent makes no representation as to the accuracy of the information that Owner/Agent obtains from third parties in approving or denying this Application. Owner/Agent hereby disclaims any liability for the accuracy of such information that Owner/Agent obtains pursuant to Applicant's consent.

I understand that with this application I am paying \$30.00 as a rental application fee, which shall be non-refundable.

Date: _____ Applicant Signature: _____

RECEIPT FOR DEPOSIT

Security Deposit \$ _____ Check ___ Other _____

Receipt of deposit is hereby acknowledged to secure the tenancy of the premises. This deposit is received subject to Agent's approval and acceptance of this rental application submitted by Applicant. If the application is approved by Agent, Applicant shall then promptly sign a lease for the premises containing the above terms and in the form customarily used by Agent. At this time the above deposit will be applied first against the security deposit and then against rent due under said lease. In consideration of Agent's promise to hold the above premises available for the use of Applicant, in the event the application is approved, Applicant agrees to execute the lease for the premises described above. If Applicant does not execute said lease after approval by Agent, or elects not to occupy said premises, then all sums paid hereunder will be forfeited to Agent; Applicant may be liable for loss of rent until premises is re-rented. Applicant acknowledges that he has completed this rental application and that the information supplied herein is true and correct. This rental application becomes a part of the lease. Applicant representations made in the rental application shall be considered inducements to Agent to execute the agreement. Misrepresentations in the application shall be considered as cause to terminate the lease.

Date: _____ Applicant Signature: _____

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APPLICATION FOR RENTAL

We will assist you without regard to race, color, sex, creed, ancestry, national origin, religion, familial status, sexual orientation, age, handicap or disability.

Each and every person over the age of eighteen (18) years of age who will be residing at a given property must fill out an individual application. Please complete the application in pen and print your information as clearly and neatly as possible.

Any application without a social security number and bank account number will not be processed. The bank account number will be used to verify the existence of a valid checking account; "guarantee of personal privacy laws" prohibit information regarding balances and any other information from being given out by the bank.

At the time application is taken a \$30.00 non-refundable application report fee is to be paid by applicant. **The security deposit must also be paid in full at the time the application is submitted.** If for any reason the applicant is turned down by Helix Properties, LLC. the security deposit will be returned to the applicant. The application fee of \$30.00 will not be refunded regardless of whether the applicant is approved or not, therefore the application fee must be paid by a separate check or money order from the security deposit. If the applicant is approved by Helix Properties, LLC and for any reason decides not to rent the property applied for, the security deposit will not be refunded.

The applicant must sign a disclaimer release portion of the application as well as the receipt for deposit portion of the application (both on Second Page) in order for the application to be processed. The applicant must also sign the bottom of this page.

If the applicant is a student who is supported by other means than a job, they should still indicate approximate amount of monthly income and source of same. If applicant has never rented before they should indicate "Lived At Home" in previous landlord section of application.

When completed, the application can be dropped off at our office, or mailed to P.O. Box 4026, Boulder, Colorado, 80302. The application must be returned with the **\$30.00** application fee and a separate check for the full security deposit.

Licensed Real Estate Broker and Prospective Resident Relationship Disclosures:
Helix Properties, LLC and its agents are working as the agent for the property owner, and Broker represents only the landlord's interests in this transaction. Owner/Agent 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 and is not considered an agent for the Applicant/Resident. As a prospective resident, you are a customer in this transaction. 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. If you desire representation, Broker recommends that you obtain either your own Broker or legal advice from an attorney. Different brokerage relationships are available that include seller agency, landlord agency, buyer agency, tenant agency or transaction-brokerage. The Colorado Real Estate Commission has a form setting forth the definitions of these working brokerage relationships (Form DD25-5-09). Upon request, Broker will provide the working definitions of the various brokerage relationships to you.

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