

GLENWOOD BROKERS, LTD. ▪ RENTAL APPLICATION

214 Eighth St., Suite 209 ▪ Glenwood Springs, CO 81601 ▪ 970/945-5554 ▪ 970/945-5552 fax

AGENCY DISCLOSURE: Glenwood Brokers, LTD. is an agent for the property owner, and as such represents the owner's interests in all rental and leasing transactions, unless otherwise disclosed in writing. Glenwood Brokers, LTD. is not an agent for the applicant or tenant.

ONE SEPARATE APPLICATION FOR EACH SINGLE ADULT AGE 18 OR OVER IS REQUIRED.

APPLICANT NAME _____	DATE OF BIRTH _____	SS# _____
YOUR CURRENT PHONE NUMBER _____	DRIVER'S LIC.# _____	STATE _____ EXPIRES _____
CAR MAKE _____	MODEL _____	YEAR _____ COLOR _____ LIC. PLATE# _____ STATE _____
CURRENT ADDRESS _____	CITY/STATE/ZIP _____	
HOW LONG AT THIS ADDRESS _____	LANDLORD'S NAME _____	THEIR PHONE # _____
PREVIOUS ADDRESS _____	CITY/STATE/ZIP _____	
HOW LONG AT THIS ADDRESS _____	LANDLORD'S NAME _____	THEIR PHONE # _____
SPOUSE'S NAME (if having different current &/or previous address as applicant above, must fill our separate application): _____		
DATE OF BIRTH _____	SS# _____	DRIVER'S LIC. # _____ STATE _____ EXPIRES _____
CAR MAKE _____	MODEL _____	YEAR _____ COLOR _____ LIC. PLATE# _____ STATE _____

HOW MANY OCCUPANTS DO YOU NEED TO HOUSE? ____ ADULTS ____ CHILDREN ____ # AND TYPE OF PETS _____
NAMES & AGES OF CHILDREN WHO WILL BE LIVING WITH YOU _____
DESIRED MOVE-IN DATE _____ WHAT LENGTH LEASE WOULD YOU LIKE?
____ MONTH-TO-MONTH; ____ LESS THAN ONE YEAR; ____ ONE YEAR OR LONGER. IS ANYONE ON THIS APPLICATION A SMOKER? ____
DO YOU OWN A VACUUM? ____; LAWN MOWER? ____; SNOW SHOVEL? ____
DO YOU HAVE TENANT'S INSURANCE? ____ ARE YOU INTERESTED IN EVENTUALLY PURCHASING A HOME? ____ WHEN? ____
ARE YOU ALREADY WORKING WITH A REALTOR®? _____

IN CASE OF EMERGENCY NOTIFY: _____	PHONE # _____
RELATIONSHIP _____	THEIR ADDRESS _____

PERSONAL REFERENCE (<u>NOT</u> A RELATIVE) _____	THEIR OCCUPATION _____	
THEIR PHONE #: _____	THEIR ADDRESS: _____	LENGTH OF ACQUAINTANCE: _____

APPLICANT'S PRESENT EMPLOYER: _____	HOW LONG: _____	POSITION: _____	PHONE: _____
ADDRESS: _____	SUPERVISOR: _____	MONTHLY GROSS INCOME:\$ _____	
APPLICANT'S PREVIOUS EMPLOYER: _____	HOW LONG: _____	POSITION: _____	PHONE: _____
ADDRESS: _____	SUPERVISOR: _____	MONTHLY GROSS INCOME:\$ _____	

SPOUSE'S PRESENT EMPLOYER: _____	HOW LONG: _____	POSITION: _____	PHONE: _____
ADDRESS: _____	SUPERVISOR: _____	MONTHLY GROSS INCOME:\$ _____	
SPOUSE'S PREVIOUS EMPLOYER: _____	HOW LONG: _____	POSITION: _____	PHONE: _____
ADDRESS: _____	SUPERVISOR: _____	MONTHLY GROSS INCOME:\$ _____	

BANK NAME: _____	BRANCH ADDRESS: _____		
PHONE # _____	ACCOUNT #: _____	CHECKING _____; SAVINGS _____; LOAN _____	
CREDIT REFERENCE: _____	ADDRESS: _____		
ACCOUNT #: _____	TYPE: _____	MONTHLY PAYMENT: _____	BALANCE DUE: _____

Have you ever filed a petition of bankruptcy? _____; Ever been evicted? _____; Have you ever willfully and intentionally refused to pay any rent when due? _____; Do you have any judgments against you? _____; Any lawsuits pending against you? _____; Have you ever been convicted of or pleaded guilty or "no consent" to a misdemeanor involving sexual misconduct (whether or not resulting in a conviction)? _____; Have you ever been convicted of or pleaded guilty or "no consent" to a felony (whether or not resulting in a conviction)? _____; If yes to any of above, please give details: _____

PLEASE READ CAREFULLY BEFORE SIGNING

By signing this application, I/we declare that all of my/our responses are true and complete, and authorize the property owner and/or Glenwood Brokers, LTD. to verify this information through any references listed and/or obtain my/our credit report(s) and/or to obtain my/our criminal history record(s). I/we understand that any misstatement herein will be grounds for rejection of this application. I/we further agree that the property owner or Glenwood Brokers, LTD. may terminate any agreement entered into in reliance on any misstatement made above.

I/WE HAVE THOROUGHLY READ ALL THREE PAGES OF THIS APPLICATION.

Applicant's signature: _____ Date: _____
Co-applicant/Spouse signature: _____ Date: _____

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Unless otherwise disclosed in writing, Glenwood Brokers, LTD. Property Managers are Agents for the Property Owner. As such, the Property Managers represent the Owner's interest in all rental and leasing transactions and are not Agents for the applicant or tenant, and do not represent the applicant's or tenant's interest in any transaction. NOTE: DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER (TENANT) AGENCY, SELLER (LANDLORD) AGENCY OR TRANSACTION BROKERAGE. Glenwood Brokers, LTD. does not rent on a first come basis. Should multiple applications be taken for a particular property, an objective evaluation of applicants based on credit history, references and criteria set for the particular property (example: preference of the owners for pets, smokers, etc.) will determine the company's choice of tenant.

PLEASE DO NOT TRESPASS UPON ANY PROPERTY WITHOUT AN AGENT.
TRESPASSERS MAY BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

HOW TO APPLY FOR AND RENT A UNIT/PROPERTY:

- You are encouraged to drive by and view the exterior of the property FROM THE STREET. PLEASE DO NOT TRESPASS (SEE ABOVE WARNING).
- If you are then interested in viewing the interior of the property, fill out this application (one separate application for each single adult is required for reference and credit report purposes). Deliver the application(s) to Glenwood Brokers, LTD. and set up an appointment for a showing of the property.
- If after viewing the property you decide you would like to apply for it, then pay a **NON-REFUNDABLE \$30.00 CASH OR MONEY ORDER APPLICATION FEE** (one fee per application for a reference and credit check).
- Your application is processed for verification, references and credit reports (allow 48 hours).
- Upon approval of the applicant, Glenwood Brokers, LTD. reserves the right to require that the lease be signed, and funds due be paid by a certain date. PROPERTIES WILL CONTINUE TO BE SHOWN UNTIL A LEASE IS FULLY EXECUTED AND CERTIFIED FUNDS ARE RECEIVED FOR ALL AMOUNTS DUE.
- MOVE-IN RENTS AND DEPOSITS ARE PAYABLE BY CERTIFIED FUNDS ONLY.
- Any appropriate utilities must be placed in tenant's name prior to taking possession of the property.
- Many properties require that tenants provide a certificate of insurance (covering both renter's and liability insurance) prior to taking possession of the property.

The following is a brief description of available properties, and all leases will have additional terms and condition. In most cases, additional deposits will be required for last month's rent, pets or furnished units. Many properties do not accept smokers.

*Please provide this additional contact information:

CELL PHONE #: _____ WORK PHONE #: _____ EMAIL ADDRESS: _____

If you have additional cars that will be regularly parked at rental property, please list Make/Model/Year/License Plate for each vehicle:

CONSUMER REPORT INFORMATION DISCLOSURE: Thank you for asking Glenwood Brokers, LTD. to assist you with your housing search. Glenwood Brokers, LTD. has obtained or will obtain your credit report through: Online Rental Exchange. Contact information available upon request. The information obtained through Online Rental Exchange has come or will come from one of the major consumer-reporting agencies, and will be used to help determine your eligibility or ineligibility for the rental unit you are applying for. Neither Online Rental Exchange, nor the credit-reporting agency, made or will make any decision to take any adverse action with regard to your application, and they are unable to provide you the specific reasons why any adverse action was or will be taken. Glenwood Brokers, LTD. is not able to disclose to you the contents of your credit report. You do have a right to obtain, within 60 days, a free copy of your report from the consumer-reporting agency referred to above. You also have the right to dispute with the consumer-reporting agency the accuracy or completeness of any information in a consumer report furnished by the agency. Please contact Online Rental Exchange for further information, and for the name of the appropriate consumer-reporting agency. In addition, whenever you credit for personal, family, or household purposes is denied or the charge for such credit is increased either wholly or partly because of information obtained by Glenwood Brokers, LTD. from a person other than a consumer-reporting agency bearing upon your credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living, Glenwood Brokers, LTD. shall, within a reasonable period of time, upon your written request for the reasons for such adverse action received within sixty days after learning of such adverse action, disclose the nature of the information to you. We are now clearly and accurately disclosing to you your rights to make such written request at the time such adverse action is communicated to you. Your signature(s) on the reverse side of this application hereby acknowledge(s) this disclosure.