

\$40 first + \$30 each Adult

_____ Ap Fee Paid
_____ Hold Deposit
_____ Total Paid
_____ IDs
_____ Date Rec

RENTAL APPLICATION
Business Futures, Inc.
Office@RentGolden.com
PO Box 650, Golden, CO 80402
303-271-1491 Fax:303-271-1466

Prospective Address _____
Desired Move Date _____
Desired Lease Length _____
Rent _____ Pet _____ Utl _____
Deposit _____ Total _____

Tenant _____ Soc. Sec.# _____ Birthdate _____
Previous, Maiden, Other Names or Aliases _____ Driver's License _____
Phone #(s) _____ Email _____
Present Address _____ city _____ zip _____ Phone _____
From _____ Until _____ Why moving? _____

Landlord _____ Phone _____ Monthly Payment _____
Are you related to or roommates with the Landlord? _____ States lived in since 18 _____
Last Address _____
From _____ Until _____ Why moved? _____
Landlord _____ Phone _____ Monthly Payment _____
Previous Address _____
From _____ Until _____ Why moved? _____
Landlord _____ Phone _____ Monthly Payment _____
If owned home, list mortgage company. If additional addresses in the previous five years, attach additional paper with the information.

Employer _____ Position _____ Phone _____
Full Address _____ How Long _____
Supervisor _____ Phone _____ Current Wage _____ / _____
Previous Employer _____ Supervisor _____ Phone _____
Full Address _____ How Long _____
Current Gross Monthly Income _____ Monthly Take Home _____
Other Income & Source(s) _____

Nearest Relative _____
Name Phone Full Address including zip code

Bank	Account #	Type of Account	Branch
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Credit References	Type	Payment	Account#	Limit	How Long
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Have you ever rented from or worked for Business Futures, Inc.? _____ If yes, when: _____
Have you been arrested, convicted or charged (including by summons) with any crimes (felony or misdemeanor) other than minor traffic violations? Yes ___ No ___ List with dates, crimes and jurisdictions: _____

Other Tenants over 18 years (must also fill out separate application)	Birth Date	Phone #	Relationship
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Other Tenants under 18 years

Birth Date

Relationship

Occupation / School

Vehicles Make Model

Color

State/Tag#

Registered to

Emergency Contact

Ph#

Relationship

Number of Pet/Animals

Types/Breeds

Weights

Ages

Pet Names

Aquarium/Fish Tank size in gallons?

Are you thinking about getting a pet in the next year?

Do you own a working Vacuum Cleaner?

How did you hear about us?

Do you have a medical marijuana card?

Will you grow marijuana in the apartment/home?

Do you have or have you had bedbugs in the last year?

Have you ever been evicted from any tenancy or Are you now being evicted?

Yes

No

Date

Have you ever broken lease or rental contract?

Yes

No

Date(s)

Have you ever refused to pay rent when due or Do you owe any now?

Yes

No

Do you smoke?

Yes

No

Do you require any special accommodations? Yes No List

Application Fee is nonrefundable. Any false or misleading information or intentional omission will constitute grounds for rejection of Application. I understand the Deposit may increase depending upon background check and the Deposit and first month's rent must be paid in Good Funds. If I am accepted and I cancel after notice of acceptance, Hold Deposit shall be retained by Business Futures, Inc. (BFI) as liquidated damages for holding the home off the market, marketing and showing to prospective applicants. Occupancy is expressly contingent upon the present tenant vacating the home.

BROKER AND PROSPECTIVE RESIDENT (Applicant) RELATIONSHIP: Broker and Applicant have NOT entered into a Tenant Agency Agreement. The working relationship specified is for a specific property described as: a property offered for lease by BFI. BFI is Agent for the Property Owner, and represents only Landlord's interests in this transaction. Agent has the authority to manage the Property and to enter into, administer and enforce provisions of Application and any subsequent Lease that may result from approval of Application, and is not an Agent for Applicant. As a prospective resident, you are a Customer in this Transaction. A Customer is a party to a real estate transaction with whom Broker has no Brokerage Relationship because such party has not engaged or employed Broker, either as Applicant's Agent or as Transaction-Broker. If you desire representation, Broker recommends you obtain either your own broker or legal advice from an attorney. Different Brokerage Relationships are available that include Seller-Landlord; Buyer-Tenant; or Transaction Agency. The Colorado Real Estate Commission has a form setting forth the Definitions of Working Relationships (DD25-5-09) available on its website or www.RentGolden.com; upon request, we will provide the working definitions of the various relationships to you. BFI will disclose all adverse material facts about the property actually know by BFI.

DISCLOSURE OF INFORMATION

I warrant and represent all information provided on Application to be true, correct and complete. I authorize Agent to investigate credit, employment, rental and criminal history as Agent may deem appropriate, and release all parties from liability for any damage that may result from furnishing such information. Agent shall have the continuing right to review the credit and criminal information, Application, payment and occupancy history for account review, improving application review methods, and all other purposes. If approved, Applicant shall have a continuing and on-going duty to update all the information provided on the Application. Applicant acknowledges that Agent may enter into a Lease in reliance on information contained in Application and any and all other information provided to Agent by Applicant. Applicant shall promptly notify Agent in writing of any subsequent change in the information provided on the Application. If Applicant is approved, Agent shall have the right to terminate Applicant's occupancy on three days' notice to quit: 1) if it is determined that Applicant provided false or misleading information in Application; or 2) if Application information is no longer correct, for example, Applicant is convicted of a sexual offense after moving into the Premises; or 3) Errors, omissions, or misstatements by Applicant. Agent does not have a duty to verify, and does not represent or promise it will verify, the accuracy or the answers provided in the Application of any applicant. Agent does not represent or guarantee that all residents have no prior criminal record or background. Agent's approval or denial of Application is based on information provided by independent third parties. Agent makes no representation as to the accuracy of the information Agent obtains from third parties in approving or denying Application.

Name (print) _____ Sign _____ Date _____

Prospective Address _____