

Summit Management Services., RENTAL APPLICATION
(Subject to Owner's Approval)

Apt # Leased _____

Name of Applicant			Maiden Name		SS#	Date of Birth	
Present Address			<input type="checkbox"/> Rent <input type="checkbox"/> Own		Home Phone		Work Phone
Cell Phone		Email Address			Driver's License No		
City		State	Zip	Apt. No.		How Long at Present Address?	
Present Landlord/Apartment Name		City	State	Zip	Phone No.		Monthly Rent
Former Address		City	State	Zip	How long at Former Address?		Monthly Rent
Former Landlord/Apartment Name		City	State	Zip	Phone Number		
Current Occupation				Gross Salary		Length of Employment	
Current Employer			Complete Address			Phone Number	
Immediate Supervisor's Name and Title						Phone Number	
Past Employer (if less than 6 months at current position)			Length of Employment		Gross Salary		Phone Number
Additional Income (describe source)							
In Case of Emergency Notify		Relation to Applicant		Complete Address		Phone number	
Personal Reference (Name)		Complete Address				Home Phone Number	
Occupation		Relation to Applicant			Work Phone Number		Years Known
Personal Reference (Name)		Complete Address				Home Phone Number	
Occupation		Relation to Applicant			Work Phone Number		Years Known

<p>1. Has any civil judgement been entered against you for the collection of a debt in the past 10 years? Yes No</p> <p>2. Do you have or intend to have water filled furniture in the rental unit? Yes No</p> <p>3. Do you have, or intend to have, any pets in the rental unit? Yes No</p> <p>4. Have you filed for bankruptcy in the past 10 years? Yes No</p> <p>5. Have you ever been convicted of a sexual offense? Yes No</p>	<p>6. Have you ever been evicted or refused to pay rent for any reason? Yes No</p> <p>7. Have you, or do you intend to possess, sell, or use illicit drugs or narcotics in or about your residence? Yes No</p> <p>8. Have you ever been convicted for possession, use or sale of illegal substances? Yes No</p> <p>9. Have you ever been convicted of a misdemeanor? Yes No</p> <p>10. Have you ever been convicted of a felony? Yes No</p>
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If you answered "yes" to any of the above questions, please explain below (use reverse side if necessary):

LIST ALL OTHER OCCUPANTS WHO WILL RESIDE IN APARTMENT: (All occupants 18 and over must file separate applications)

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOC.SEC #</u>	<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOC.SEC #</u>
1. _____	_____	_____	4. _____	_____	_____
2. _____	_____	_____	5. _____	_____	_____
3. _____	_____	_____	6. _____	_____	_____

ALL RENTS ARE DUE AND PAYABLE ON THE FIRST DAY OF EACH MONTH IN ADVANCE.

Pursuant to Fair Housing Laws, the management shall neither refuse to rent or lease an apartment to any person because of race, color, creed, religion, national origin, ancestry, handicaps or familial status of the applicant nor discriminate in the terms offered or the services rendered.

Management is not responsible for loss by fire, theft, smoke or water.

The undersigned warrants and represents that all statements herein are true and permits verification. Should it be determined prior to or at any time during a subsequent tenancy that information given was false, landlord reserves the right to terminate said tenancy immediately. The undersigned agrees to provide documentation necessary to substantiate present or prior earnings which are to

be considered as a basis for payment of rent. The undersigned further agrees to execute upon presentation a lease in the usual form and on terms and conditions therein stated, which lease may be terminated by the Lessor if any statement herein made is not true. This application and deposit are taken subject to previous applications.

I hereby give permission to obtain information on my credit, rental history, criminal history, income verification, and other references, now or in the future for the purpose of this application or for enforcing the provisions of any future lease with Summit Management Services, which include, but are not limited to, the collection of rent and any other balances due.

Rental Agent _____ Prospective Resident _____

**SUMMIT MANAGEMENT SERVICES
LEASE CONTRACT GUARANTY**

You, as Guarantor signing this Lease Contract Guaranty, guarantee all obligations of tenant(s) under the Lease Contract described below.

Date of lease _____

Landlord's name Landmark Apartments

Tenant's name(s) (list all tenants on Lease Contract)

Street address of dwelling being leased:

1050 Hobbit St, Fort Collins, CO 80526

Unit No. _____

You agree that your obligations as Guarantor will continue and will not be affected by amendments, changes, renewals or extensions of the Lease Contract which may be agreed to from time to time between tenant(s) and us. If we, as landlord of the dwelling, delay or fail to exercise lease rights, pursue remedies, give notices, or make demands to you, as Guarantor, you will not consider it as a waiver of our rights, as owner. All our remedies against the tenant(s) apply to Guarantor, as well. All tenants and Guarantors are jointly and severally liable. It is unnecessary for us to sue or exhaust remedies against tenants in order for you to be liable. In the event the tenant(s) fail(s) to pay the rent when due, we may notify you in writing, of such failure and you shall PROMPTLY pay to us all amounts then owed, and from time to time thereafter owed, under the provisions of the Lease Contract.

You understand that we are relying on this guarantee in evaluating the application for this Lease Contract and that the following information is offered for consideration and verification. You hereby give permission to us to obtain information on your credit for the purpose of this guarantee. A facsimile signature by you on this Guaranty will be just as binding as an original signature. It is not necessary for you, as Guarantor, to sign the Lease Contract itself or to be named in the Lease Contract. This Guaranty does not have to be referred to in the Lease Contract.

Proposed Tenants: _____

Guarantor's Name: _____ Relationship to Tenant: _____

Address: _____

Phone: (_____) _____ (include area code) Email address _____

Guarantor's Employer: _____ Length of Employment: _____

Occupation: _____ Supervisor: _____

Employer's Address: _____ Zip _____

Employer's Phone # (_____) _____ Monthly Income: _____

(*Attach verification in form of two (2) most recent paycheck stubs, tax forms, bank or investment statements, etc.)

Guarantor's Date of Birth: _____ Guarantor's Social Security Number: _____

Guarantor's Signature

Date

Date: _____ Then personally appeared the above-named _____,
and acknowledge the foregoing instrument to be his/her/their free act and deed before me.

Notary Public
My commission expires on:

SUMMIT MANAGEMENT STATEMENT OF RENTAL POLICY

1. We Are An Equal Opportunity Housing Provider.

- We fully comply with the federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

2. Dwellings Availability Policy.

- Dwellings become available when they are ready to rent. A vacant unit will not be deemed available until it has been cleaned, repainted and otherwise completely prepared for a new resident. A dwelling that was unavailable in the morning may become available later that same day.

3. Occupancy Guidelines.

- To prevent overcrowding and undue stress on plumbing and other building systems, we restrict the number of people who may reside in a dwelling. In determining these restrictions, we adhere to all applicable fair housing laws. We allow two(2) persons per bedroom plus one(1) additional person per dwelling. For example, a one-bedroom apartment could house three(3) people and a two-bedroom apartment could house as many as five(5) people

4. Application Process.*

- We evaluate applications in the following manner. You must submit an application for housing on our standard form. Although not applicable in our federally-subsidized housing, you must pay an application fee. The schedule of fees is attached. (This fee is fully refundable to you if, for any reason, you do not meet our rental criteria. This refund will be returned within thirty(30) days from the date of denial. However, if you meet our criteria and we offer you housing which you choose not to accept, we will keep that fee. Otherwise, the fee will be applied to your security deposit). We will determine whether, from your responses to application questions, you initially qualify for the unit you are applying for with us based on our rental criteria. If you do not, we will reject your application and notify you. If you do, we will send your information to a credit reporting agency. They will check your credit report, criminal history and employment history to confirm that you meet our rental criteria. If you meet our criteria, we will approve your application. If you do not, you will be advised in writing as to the reason you are not being approved. This process usually takes one or two business days. We will rent dwellings to applicants in the order that their applications are approved.

5. Rental Criteria.

- To qualify for housing with us you must meet the following criteria:
 - a) **Income.** Your monthly income must be at least three(3) times the monthly rent. You must be able to prove current employment at the time of your application. You must provide us with a current pay stub or a notice from your employer as to your earnings. If you are a full-time student, we will require you to have your lease guaranteed. If you are unemployed, disabled, self-employed or retired, you must provide proof of a source of income.
 - b) **Credit History.** Your credit record must currently be satisfactory. If your credit history shows a history or pattern of unpaid, delinquent debts, we will reject your application. If you have been evicted in the past and/or have outstanding legal judgements against you, we will reject your application.
 - c) **Rental History.** You must have satisfactory rental history from at least one prior landlord. If you have ever been evicted or sued for any lease violation, we will reject your application.
 - d) **Criminal History.** If you or adult household member(s) have been convicted or have been incarcerated within the past ten(10) years of any charge relating to act(s) of violence or crimes against others, including sex-related offenses, or have been convicted of, or incarcerated for drug-related offenses within the past ten(10) years, we will reject your application. If you or any adult household member are legally defined as a sexually oriented offender and/or have been convicted of any sexually oriented or sex-related crime anywhere, we will reject your application.
 - e) **Age.** You must be of legal age to execute and carry out the obligations of a rental contract in the state where you are making application for housing.
 - f) **Guarantors.** If you meet one or more of the above criteria you may be able to qualify for an apartment if you can get a third party to guarantee (co-sign) your lease. The guarantor must pass the same application and screening process that you must pass, except that we will deduct the guarantor's own housing costs before applying his or her income to our income standard.

* The application process will differ for families or persons applying for federally-assisted or subsidized housing. Families applying for subsidized housing will be provided with a copy of standards followed in these instances.

(SPECIAL NOTE - Falsification or omission of material fact on the application will result in application denial.)

(rev. 3-09)