

\$35 first + \$25 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 _____
Cell Phone _____ Email _____ States lived in since 18 _____
Present Address _____ city _____ zip _____ Phone _____
From _____ Until _____ Why moving? _____

Landlord _____ Phone _____ Monthly Payment _____
Are you related to or roommates with the Landlord? _____
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

Credit References _____
Type Payment Account# Limit How Long
Auto _____

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 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

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 12 months? _____

Do you own a working Vacuum Cleaner? _____ How did you hear about us? _____

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 that the Security Deposit may increase depending upon background check and that Deposit and first month's rent must be paid in Good Funds. If I am accepted and then 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 apartment/home.

BROKER AND PROSPECTIVE RESIDENT (Applicant) RELATIONSHIP: The 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 the Agent for the property Owner, and represents only the Landlord's interests in this transaction. Agent has the authority to manage the Property and to enter into, administer and enforce provisions of this Application and any subsequent Lease that may result from approval of this Application, and is not an Agent for the Applicant. 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 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 the information provided on this Application to be true and correct. I authorize Agent to investigate Applicant 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 history 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 of the information provided on the Application. Applicant acknowledges that Agent may enter into a Lease in reliance on information contained in this 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 tenancy on three days' notice to quit: 1) if it is determined that Applicant provided false or misleading information in this Application, or 2) if the Application information is no longer correct, for example, Applicant is convicted of a sexual offense after moving into the Premises. Errors, omissions, or misstatements by Applicant shall provide Agent with the option to terminate the Lease upon three days notice to quit. Agent does not have a duty to verify, and does not represent or promise that 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 this Application is based on information provided by independent third parties. Agent makes no representation as to the accuracy of the information that Agent obtains from third parties in approving or denying this Application.

Name (print) _____ Sign _____ Date _____

Prospective Address _____