



Management Office
818 S Dexter St. Denver CO 80246
management@bluelineprop.com
303.759.1500 OFFICE
303.753.1671 FAX

RENTAL APPLICATION
Equal Housing Opportunity

Name Home Phone ()
Date of Birth Social Security #
Email Address: Cell Phone ()

All other occupants (all persons over 18 must be on lease and a credit and criminal must be done)
Name: Birthdate:
Name: Birthdate:
Name: Birthdate:
Name: Birthdate:

Current Address Apt# City State Zip
Dates of residence Reasons for Leaving Rent \$
Community/Landlord name and address
Phone ()

Previous Address Apt# City State Zip
Dates of residence Reasons for Leaving Rent \$
Community/Landlord name and address
Phone ()

Employer
Dates employed Employed as
Supervisor Name Phone ()

Salary \$ per (If employed by above less than 12 months, give name & phone of previous employer or school:)
If you have other sources of income that you would like us to consider, please list income, source, and person (banker, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount \$ Source/Contact Name

Personal Reference or Emergency Contact:
Name Address
Phone Relationship

Driver's License:
Your Driver's License Number State

Vehicle Information:
Make / Model Year License Plate State
Make / Model Year License Plate State

Additional Information:

Please give any additional information that might help owner/management evaluate this application

Where may we reach you to discuss this application?

Day Phone # () _____ Night Phone # () _____

1. Do you require any special accommodations? O yes O no
If yes, what type? _____

2. Do you own and animal? O yes O no Is it a guide or service dog? O yes O no
If yes, what type? _____ Weight _____

3. Have you ever been evicted from a place of rental? O yes O no If yes,
when? _____

4. Do you owe any unpaid rent? O yes O no If yes, how much? _____

5. Have you ever violated a lease, rental agreement, or regulations at a former
place of rent? O yes O no

6. Have you ever been charged with a misuse or abuse to any rental property?
O yes O no

7. Have you ever been convicted of a crime other than a Motor Vehicle
Violation? O yes O no If yes, explain

DEPOSIT AND RECEIPT

Applicant hereby deposits the amount of \$400.00 to hold the apartment # _____ \$150 of which is non-refundable after approval and Three Business days. This amount will be refunded within 7 working days if the applicant is not accepted as a resident or if the applicant withdraws this application in writing within 72 hours of submitting the application. If the applicant is accepted and does not enter into a lease agreement within 24 hours of notification of acceptance, then the amount deposited shall be retained as liquidated damages for holding the apartment off the market. If applicant does enter into a lease agreement, then this document shall become part of the lease. If the landlord determines that any information contained herein is FALSE OR MISLEADING, then at the landlord's option, the lease shall be voidable upon 3 days notice.

THE \$40.00 APPLICATION FEE IS NON-REFUNDABLE

This is to inform you that as a part of our procedure for processing your application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with your landlord, employer, others with whom you are acquainted, a credit check, and a criminal report. I hereby agree, in the event of the approval of this rental application, to execute a lease in accordance with the terms set forth in this rental application and our rental liability shall commence on _____, 20____, pursuant to the terms of the lease. The applicant understands that approval of this application is conditional upon the information supplied in the above mentioned consumer report meeting lease criteria. Owner and or agent for the owner may refuse possession of the above mentioned accommodations because of any derogatory information contained in the consumer report. I have read the foregoing and certify that the information herein is **TRUE AND CORRECT**, that this application is submitted for the purpose of inducing approval of this application in our behalf, and any errors in this application may be used by the owner and/or agent to terminate the lease at any time.

Please sign: X _____

Name of Applicant

Date



BLUELINE APARTMENT LEASING CRITERIA

Credit History

- Management will request a credit history through Choice Screening, taking into consideration timely payments, that the prospective resident does not have a history of debt write-offs or accounts that have gone into collection, the prospective resident's debt-to-income ratio and the anticipated rental amount. Marginal or bad credit may result in an increased security deposit or denial of the application.
 - Credit Score ratings:
 - Under 500 applicant will be denied .
 - 500- 550 requires a co-signer or additional deposit (based on credit history). Co-signor must make 5 times the rent and have completely approved credit. All other elements of the application are taken into account. Applicant must also pay an additional \$400 deposit. **Management reserves the right to deny residency and occupancy for any credit score below 550 at their discretion.**
 - 550 or above – approved subject to other criteria listed below

Verifiable Gross Income

- Your local employment must be verified, including salary amount. A copy of a pay stub or other documentation is required.
- To qualify, prospective resident's combined monthly income must be equal to or exceed 2.5 times the monthly rental amount.
- Bank accounts, stocks, bonds and other forms of assets may also be used to verify the financial status of a prospective resident. It will be necessary to furnish management with proof of funds equal to 2.5 times the rental amount times 12 months.
- Self-employed prospective residents must provide previous year tax return for salary verification.

Special accommodations

- If a resident requires special accommodations it has to be in writing and accompanied by a doctor's (or other qualified licensed professional's) explanation.

Water Furniture

- Water furniture will only be allowed in first floor apartments with proof of fully-paid insurance for the term of the lease.

Vehicles

- Each leaseholder may have no more than one vehicle.
- No more than two vehicles are allowed per apartment.
- Vehicles must be operational and have current registration and inspection.
- Boats or trailers are not allowed without Management's written permission and must be parked in designated areas only.

Maximum Occupancy

*Please note that these are the **maximum** number of people who may occupy apartments with the number of bedrooms noted.*

- Studio - 2 occupants
- 1 Bedroom - 3 occupants
- 2 Bedroom – 5 occupants
- 3 Bedroom – 7 occupants

Pets

- For the comfort and safety of all our residents, there are restrictions regarding the type (no birds, snakes) and number of pets (no more than 2) that will be accepted on the property. You must be able to show proof that pets have received appropriate vaccinations. A non-refundable fee of \$250 is required for up to 2 pet's. We reserve the right to reject any pet(s) and/or consent for housing a pet at any time.

Criminal Record

- Any applicants who have been determined to have criminal conviction (felony or violent misdemeanor) or current indictment for possession, sale, manufacture or distribution of controlled substances or for any crimes involving firearms or crimes against persons or property will be denied residency and occupancy. **Management reserves the right to deny residency and occupancy for any criminal activity at their discretion.** Guarantors/co-signers cannot be a substitute for this requirement.

Hold Deposit

- Upon successful approval of rental application, a \$400.00 deposit \$150 of which is non-refundable will be required to hold an apartment. Upon move-in and lease execution, the \$250 will be applied towards the \$250 security deposit.