

Peak View Property Management



(719) 548-8700
Office@PeakViewPM.com
www.PeakViewPM.com

RENTAL APPLICATION

(SEPARATE APPLICATION REQUIRED FROM EACH ADULT LIVING IN HOME)

Address of Property: _____.

Property Management: Peak View Property Management
2316 N. Wahsatch Avenue #116
Colorado Springs, CO 80907

Landlord's Agent: Larry Becht
Phone: (719) 548-8700
Fax: (719) 323-6000
E-Mail: Office@PeakViewPM.com

Rental Term:
 lease from: _____ to _____

Due at time of Application:
Application Fee: \$ 35 per adult / \$50 Married Couple (same last name)
NOTE: Rental Application Fees are NON-Refundable *

Due within 24 hours of Application Acceptance:
Security deposit: \$ 500
NOTE: Security Deposit is NON-REFUNDABLE upon Application Acceptance and your Agreement to Lease property *

Due prior to Occupancy:
First month's rent: \$ _____
Damage deposit: \$ _____
Pet Deposit (if applicable): \$ 300 - 400 (Per Pet Depending upon Size; Refundable)

(** THIS IS A NON-SMOKING HOME – NO SMOKING ALLOWED ON THIS PROPERTY **)

Applicant

Full Name (include all names used): _____

Home Phone: () _____ Work Phone: () _____

Cell Phone: () _____ E-Mail: _____

Social Security Number: _____ Date of Birth: _____

Driver's License Number/State: _____

Vehicle Make: _____ Model: _____

Year: _____ Color: _____ License Plate (#/State): _____ / _____

Additional Occupants

List everyone, including children, who will live with you:

Name	Relationship to Applicant	Age

Rental History

Current Address: _____

Dates Lived at Address: _____ - _____ Monthly Rent \$ _____

Reason for Leaving: _____

Landlord/Manager: _____ Phone: () _____

Have you had any disagreements with Landlord? yes no

If yes, describe _____

Were there any ongoing Problems or Maintenance Issues with the Property? yes no

If yes, describe _____

Previous Address: _____

Dates Lived at Address: _____ - _____ Monthly Rent \$ _____

Reason for Leaving: _____

Landlord/Manager: _____ Phone: () _____

Have you had any disagreements with Landlord? yes no

If yes, describe _____

Were there any ongoing Problems or Maintenance Issues with the Property? ___ yes ___ no

If yes, describe _____

Previous Address: _____

Dates Lived at Address: _____ - _____ Monthly Rent \$ _____

Reason for Leaving: _____

Landlord/Manager: _____ Phone: () _____

Have you had any disagreements with Landlord? ___ yes ___ no

If yes, describe _____

Were there any ongoing Problems or Maintenance Issues with the Property? ___ yes ___ no

If yes, describe _____

Employment History

Name and Address of Current Employer: _____

_____ Phone: () _____

Supervisor: _____ Phone: () _____

Dates Employed at This Job: _____ Position/Title: _____

Name and Address of Previous Employer: _____

_____ Phone: () _____

Supervisor: _____ Phone: () _____

Dates Employed at This Job: _____ Position/Title: _____

Income

1. Your gross monthly employment income (before deductions): \$ _____

2. Average monthly amounts of other income (specify sources): \$ _____

TOTAL: \$ _____

Financial Information

Savings: _____

Checking: _____

Credit Accounts & Loans

Major Credit Card (MasterCard, Visa, etc):

1) Account Type _____ Name of Creditor _____

Amount Owed _____ Monthly Payment _____

2) Account Type _____ Name of Creditor _____

Amount Owed _____ Monthly Payment _____

Loan (Mortgage, Auto, student loan , etc.)

1) Account Type _____ Name of Creditor _____

Amount Owed _____ Monthly Payment _____

2) Account Type _____ Name of Creditor _____

Amount Owed _____ Monthly Payment _____

Other Major Obligations:

1) Account Type _____ Name of Creditor _____

Amount Owed _____ Monthly Payment _____

2) Account Type _____ Name of Creditor _____

Amount Owed _____ Monthly Payment _____

Miscellaneous

Describe the Pets you would like to have in the rental property:

Type (Dog, Cat, etc)	Breed	Color	Age	Weight	Sex (M/F)	Spayed / Neutered?

Do you smoke? yes no

Have you ever:

Filed for bankruptcy? yes no

Been sued? yes no

Been evicted? yes no

Been convicted of a crime? yes no

Explain any "yes" listed above: _____

Will there be anything negative on your Credit Report? yes no

If yes, describe _____

What 3 features of your current property do you like the most?

1) _____

2) _____

3) _____

Do you have your own: Refrigerator yes no
Washer & Dryer yes no

Let us know the name and phone number of at least one other person you know looking to buy or rent a home and we'll give you an upgrade item on the lease of this home:

Name: _____

Phone: _____ (Check one) Buy Rent

References

Reference: _____ Relationship: _____

Address: _____

Phone: () _____

Reference: _____ Relationship: _____

Address: _____

Phone: () _____

Reference: _____ Relationship: _____

Address: _____

Phone: () _____

Emergency Contact (Someone who can assist you with paying the rent if necessary)

Name: _____ Relationship: _____

Address: _____

Phone: () _____

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***I certify that all the information given above is true and correct and understand that my rental application may be rejected and my lease agreement may be terminated if I have made any false or incomplete statements in this application.***

# APPLICANT AUTHORIZATION AND CONSENT FOR RELEASE OF INFORMATION

## Consent to Background and Reference Check

This release and authorization acknowledges that **Peak View Property Management** may now, or any time while I am renting, conduct a verification of my current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Resident requirements. The results of this verification process will be used to determine Resident eligibility under **Peak View Property Mgmt** Resident policies.

I authorize **Background Info USA** and any of its agents, to disclose orally and in writing the results of this verification process to the designated authorized representative **Peak View Property Mgmt**.

**I have read and understand this release and consent, and I authorize the background verification.** I authorize persons, schools, current and former employers, current and former landlords and other organizations and Agencies to provide **Background Info USA** with all information that may be requested. I hereby release all of the persons and agencies providing such information from any and all claims and damages connected with their release of any requested information. I agree that any copy of this document is as valid as the original.

**When so approved and accepted, I agree to pay the Security Deposit within 24 hours, and to execute a Lease Agreement within 72 hours thereafter, or before possession is given, whichever comes sooner. I agree that paying the Security Deposit will constitute my acceptance of the property and my intent to proceed with the Lease for the property. The Security Deposit will be non-refundable if I change my mind and do not sign the Lease and/or do not move into the property. If I do commence the Lease, the Security Deposit will be combined with the Damage Deposit and can be fully refundable with no damage to the property after lease termination.**

Name (Print): \_\_\_\_\_

Current Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_