

Echo Summit Properties
HQ: 6535 S. Dayton Street, Suite 1050
Greenwood Village, Colorado 80111
O: 303-768-8255
www.echo-summit.com



Please Fax *signed* application to: **1-866-985-1511**
Or **EMAIL to: Apps@echo-summit.com**
No cover page necessary

Property address: _____ Rent \$: _____ Desired Move-In Date: _____

APPLICATION TO RENT
RESIDENT'S PERSONAL AND CREDIT INFORMATION
MUST BE FILLED OUT COMPLETELY TO BE PROCESSED



I. Occupants:

1.	_____	_____	(M)	_____	_____
	(Last name),	(First name)		(birth date)	(SS#)
2.	_____	_____	(M)	_____	_____
	(Last name),	(First name)		(birth date)	(SS#)
3.	_____	_____	(M)	_____	_____
	(Last name),	(First name)		(birth date)	(SS#)
4.	_____	_____	(M)	_____	_____
	(Last name),	(First name)		(birth date)	(SS#)

Email Addresses _____

Phone Numbers _____

PLEASE NOTE unmarried adult occupants shall complete separate Rental Application forms.

II. Rental history:

Please provide us with verifiable information regarding your most recent last two years of renting, or anywhere making a monthly payment.

1. Most recent residence-

address city st zip

dates of occupancy: _____

name of management or mortgage company to whom the payments were made:

address city st zip

& telephone #: _____

reason for leaving: _____

2. **Prior residence-**

address city st zip

dates of occupancy: _____

name of management or mortgage company to whom the payments were made:
_____ & telephone #: _____

reason for leaving: _____

3. **Current residence, if not listed above-**

address city st zip

dates of occupancy: _____

name of management or mortgage company to whom the payments were made:
_____ & telephone #: _____

reason for leaving: _____

III. Employment Information:

Please provide us with verifiable employment information. Please provide with this application, payment verification for all Current Employers (e.g. pay stubs).

1. **Current employer (head of household):** _____

Job title: _____

Length of employment: _____

Name of supervisor: _____

Work: _____

address city st zip

& telephone #: _____

Is there any reason we should **NOT** contact this person? _____

2. **Previous employer (head of household):** _____

Job title: _____

Length of employment: _____

Name of supervisor: _____

Work: _____
address city st zip

& telephone #: _____

Is there any reason we should **NOT** contact this person? _____

3. **Current employer (spouse):** _____

Job title: _____

Length of employment: _____

Name of supervisor: _____

Work: _____
address city st zip

& telephone #: _____

Is there any reason we should **NOT** contact this person? _____

IV. Income information:

Please provide us with a copy of your pay stub(s) for your tenant file.

1. Current monthly take home pay for either head of household **OR** head of household **and** spouse equals: _____

2. Expected annual gross (pre-tax) income for either head of household **OR** head of household **and** spouse equals: _____

3. Checking account:
Bank, branch, city, and phone: _____

4. Savings account:
Bank, branch, city, and phone: _____

5. Please list **all** outstanding loans and other financial obligations: (attach add'l pages if necessary)

(a) Bank or other lender's name, branch, city, and phone: _____

~ reason for indebtedness: _____ ~ amount owed: _____

(b) Bank or other lender's name, branch, city, and phone: _____

~ reason for indebtedness: _____ ~ amount owed: _____

(c) Bank or other lender's name, branch, city, and phone: _____

~ reason for indebtedness: _____ ~ amount owed: _____

6. Have you ever declared personal bankruptcy? _____

If so, please give dates and details: _____

V. Emergency contacts:

1. Nearest relative, relationship, address and telephone: _____

VI. Vehicles:

***Only the vehicles listed here will be kept at the subject premises, unless further written authorization is granted by the landlord. All vehicles are in working order, or must be garaged. ***

1. Vehicle #1: please provide make, model, year, color and license plate number and issuing state: _____

2. Vehicle #2: please provide make, model, year, color and license plate number and issuing state: _____

3. Vehicle #3: please provide make, model, year, color and license plate number and issuing state: _____

VII. Pets:

1. Do you currently have a pet? _____

~ What type? _____

~ What size, weight, and age is this animal? _____

2. Do you plan on buying a pet anytime in the next year? _____

~ What size, weight, and age is this animal? _____

VIII. Questions: Please answer each of the following with a “yes” or a “no.”

1. Have you ever been evicted? _____

2. Have you ever broke your lease or rental agreement? _____

3. Have any judgments been entered against you by a previous landlord? _____
If yes, when in what amount? _____

4. Have you ever been convicted of a felony? _____ If yes, please explain in detail
and give dates _____

IX. BROKERAGE DISCLOSURE TO TENANT – DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this section, landlord includes sublandlord tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: 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.

X. Deposit & agreement of understanding:

I, the undersigned, also referred to as the applicant that any misinformation which I have provided will be considered to be a breach of any lease which may sign subsequently, and that if such misinformation is uncovered that I will be required to move within 72 hours notice by the landlord.

I further understand and agree that I am remitting Moneys in the sum of \$30 (\$32 for PayPal to payments@echo-summit.com) with the landlord as an application fee. If application is not processed, application fee will be returned to applicant (or check shredded) upon request.

In the event that the application is approved, applicant has 2 business days to execute lease agreement (including remittance of security deposit and first month's rent in certified funds) or secure property with Lease

Hold Payment, after which time, landlord will process next application in line, which may result in applicant losing right to lease property and forfeit of application fee. If applicant refuses to sign a lease agreement and occupy the premises, for any reason, the landlord shall retain application fee as liquidated damages for the loss opportunity to rent to others and other expenses incurred by the applicant refusal. If application is processed and background check results in material issues that were not disclosed in the Application, application fee will be forfeited by applicant. Lease Agreement/docs are available for Applicant to review upon request once application is approved.

Finally, Applicant acknowledges that Echo Summit may now, or any time while I am renting (or should a collection become necessary during collection process), 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 Tenant requirements. The results of this verification process will be used to determine tenant eligibility under Echo Summit's Resident Approval Criteria. I authorize Background Info USA, or any other designated background search firm (and any of its agents), to disclose orally and in writing the results of this verification process to Echo Summit. 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, or any other designated background search firm 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.

Full Resident Approval Criteria can be viewed on the echo Summit website under Property Management → Renters → Download Forms, or by contacting us directly.

Applicant understands that no more than 3 unrelated parties may share a single dwelling, and no more than 2 occupants may inhabit the same room, and that by signing below acknowledges this to be true.

Please provide a photocopy of your last 2 paystubs (or equivalent) and your Drivers License with this Application. Thank You!

X _____
Applicant 1

Dated

X _____
Applicant 2

Dated

X _____
Applicant 3

Dated

X _____
Applicant 4

Dated