



P: 720-236-9580  
F: 1-855-888-9580  
michelle@rushrealty.com

1912 S. University Blvd. #107 • Denver, CO 80210

**Thank you for your interest in one of our rental properties. Please fill out all THREE pages of the application, including signing the final sheet.**

**For application fees (\$30 for one adult; \$20 for each additional adult), please make checks or money orders out to:**

**“Rush Realty”**

**Or, if you have a credit card, bank account or PayPal account, you may also go to [www.DenverPlus.com](http://www.DenverPlus.com) and click on the “Pay Application Fee” button.**

**For hold deposits and rents, please make checks or money orders payable to:**

**“Rush Realty”**

**At this time, rents and hold deposits may not be paid using PayPal.**

**We do not accept CASH for deposits or rents without prior approval.**

**Please e-mail completed forms to [Info@RushRealty.com](mailto:Info@RushRealty.com) or fax them to 1-855-888-9580.**

**You may also mail or drop off forms and payments at our office, at the above address on University Boulevard. Please let us know if you plan to do this, so we know to look for them. If no one is in the office, there is a mail slot in our office door.**

**Thanks!**



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All Applicants 18 years or older must fill out a separate Application. All questions/blanks must be answered. Use N/A if not applicable.

Full name Birthdate SSN:
Best contact # Work / Home / Cell ? Phone # 2 Work / Home/ Cell ?
E-mail address: 2nd e-mail: Do you smoke? Y / N
Occupant #2 name Smoker? Y N Occupant #3 name Smoker? Y N

No other occupants are allowed without Rush Realty's prior written approval. Smoking is not allowed at most apartments.

Pet(s)? Y N If yes, list breed, weight & age: Pet 1 Pet 2

(Pets are prohibited in some units. No dogs or puppies are allowed in some units. No more than 2 pets in any rental unit. Ask for details.)

RENTAL HISTORY

CURRENT or MOST RECENT ADDRESS: Apt #

City State Zip Rent \$ Reason for moving?

Since(mo/yr) Rent paid thru Lease expires # of occupants Gave proper notice? Y N

Manager Phone Is unit owned or managed by a family member/friend? Y N

PREVIOUS ADDRESS: Apt # City State Zip

Manager Phone From(mo/yr) to

EMPLOYED BY Phone Month & Yr employed

Occupation Gross income \$ /wk/mo/yr. Paid weekly 2x month monthly

Supervisor Title Phone:

Other income \$ /mo from Gross income last year from all sources \$

PREVIOUS EMPLOYER How long? Occupation

Supervisor Phone Reason for leaving

MOTOR VEHICLE/LICENSE INFORMATION

Drivers license # State Exp date License plate # State Exp date

Vehicle #1 Year Color Make Model

Vehicle #2 Year Color Make Model



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EMERGENCY CONTACTS

Contact #1 Name Phone Relationship

Address Apt # City State ZIP

Contact #2 Name Phone Relationship

Additional background information Rental Application page 2/

In the past 7 years, has the applicant: filed bankruptcy? Y N been foreclosed upon Y N
Has the applicant ever: received a demand for payment of rent? Y N been evicted? Y N forfeited any security deposit? Y N

Has applicant or proposed occupant: ever committed, confessed to, or been convicted of a felony? Y N non-traffic misdemeanor? Y N
been convicted for the use, sale, possession, manufacture or distribution of a controlled substance? Y N
had any history of loud, offensive, disorderly, criminal, violent, dangerous or destructive behavior? Y N

If yes to misdemeanor, felony or criminal questions, please explain

Is applicant or any proposed occupant: a current, illegal user of, or addicted to, a controlled substance? Y N
wanted by the police or other authorities? Y N being sought for payment of unpaid rent, other bill or debt? Y N
Does applicant or any proposed occupant: have any outstanding judgments, lawsuits, bankruptcy, warrants or charges pending? Y N

Would the presence of applicant, pet or any proposed occupant endanger the health or safety of others? Y N
Is your vehicle properly registered? Y N Is your driver's license valid? Y N Any outstanding traffic tickets? Y N
If applicable, has pet ever bitten/scratched/injured another animal or person? Y N Caused neighbors to complain? Y N
If yes to either pet question, explain:

TERMS AND AGREEMENT (This is a binding legal agreement. Please read carefully before signing.)

- 1. If the applicant and Owner/Property Manager ("Manager") enter into a rental contract, this application becomes part of the rental contract.
2. If applicant becomes a Resident, Resident agrees to report to Manager promptly any changes to this information, and to promptly supply any missing information or copies of the required supporting documents.
3. Manager may cancel this application and/or any rental contract entered into with applicant due to any omission, misstatement, falsification, or error or any failure by applicant to report to Manager any missing or changed facts. Applicant's references (employers, landlords, etc.) must respond to Manager's request for information within 24 hours of such request, or Manager may cancel this application.
4. Applicant has attached or made arrangements to pay an application fee of \$30 (required from each potential adult tenant) and understands that Manager will conduct a credit and/or background/criminal history check of each potential tenant. This fee is not refundable.
5. All signing parties below certify they are at least age 18.
6. Manager reserves the right to reject this application for any reason.
7. Applicant releases owner from any liability or claim for damages related to this application. Applicant authorizes any person or firm such as owner, agent, creditors, employers, landlords, agencies, etc. to release information about applicant at any time without liability.
8. Applicant desires to move in on (date)
9. If applicable, Co-Signer guarantees and agrees to be held legally responsible for Applicant's payment of all amounts due and shall submit a separate Application, co-deposit of \$ and application fee of \$20 for a credit check.

Applicant has read, understands and agrees to all terms and conditions, certifies that all information is TRUE and CORRECT, and authorizes owner and agents to check applicant's credit, employment, rental, character, mode of living, driving, motor vehicle and criminal histories and all public records. Applicant authorizes Manager to re-check such information at any time needed in the future. Information provided will be relied upon to help determine your financial condition, history and ability to pay. Issuing a false financial statement is a criminal offense, punishable under Colorado law, CRS 18-5-209.

Applicant's Signature Date Time a.m. / p.m.

Please attach/fax a copy of your latest pay/income statement and your driver's license/ID so we may begin the approval process. We require a photo ID of all new residents for our records before we issue keys. It generally takes one business day to process an application. We will call you as soon as processing is complete. Please feel free to call us with any questions. Thanks for applying.



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**\*\*\*\* APPLICANT: PLEASE READ AND SIGN THIS AGENCY DISCLOSURE \*\*\*\***

Different Brokerage Relationships are available, which include Seller Agency, Subagency, Buyer Agency or Transaction Broker. Rush Realty and its agents are working with you as a Landlord's agent. We are an agent for the Owner, not your agent. We owe duties to the Owner, which include utmost good faith, loyalty and fidelity. We will negotiate on behalf of and act as an advocate for the Owner. Please do not tell us any information that you do not want shared with the Owner. You are not vicariously liable (legally responsible) for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, familial status, marital status, disability or sexual preference, as applicable by law.

**THIS IS NOT A CONTRACT.**

I received the ABOVE Agency Disclosure on (date) \_\_\_\_\_ and agree that I have read it and understand it.

Applicant : \_\_\_\_\_

Broker \_\_\_\_\_

of Rush Realty

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