



Hanegan Realty & Property Management

11585 Quivas Way
Westminster, Co 80234
Lori@HaneganRealty.com
Bill@HaneganRealty.com

303-469-9016
FAX—303-466-4683

Lori—Cell = 303-520-3122
Bill—Cell = 303-520-3134

RENTAL APPLICATION

This document has not been approved by the Colorado Real Estate Commission. There is presently no Real Estate Commission approved rental application in Colorado. This document reflects all the rules and regulations mandated by the Colorado Real Estate Commission regarding agency and brokerage relationships and the laws of Colorado pertaining to Broker/Tenant contracts.

PERSONAL INFORMATION & WORK HISTORY—(If more than two adults are employed please fill out separate Application)

Each application must be accompanied by a \$50.00 application fee for each adult, in cash or certified funds or money order. NO PERSONAL CHECKS ARE ACCEPTED FOR APPLICATION FEE OR RENT.

NAME _____ DATE _____
Applicant

Telephone Number _____
Home _____ Work _____

Address _____
City _____ State _____ Zip _____

Landlord _____ Tel. _____

How long have you lived at this address? _____ Amount of rent/mortgage/other \$ _____

Other States where you have lived in last 5 years? _____

Present Employer _____
Name of Company _____ Tel. _____

Contact person _____
Name _____ Tel. _____

How long have you worked there? _____ Salary \$ _____

NAME _____ DATE _____
Co- Applicant

Telephone _____
Home/Cellular _____ Work _____

Address _____
City _____ State _____ Zip _____

Landlord _____ Tel. _____

How long have you lived at this address? _____ Amount of rent/mtg/other \$ _____

Other states where you have lived in last 5 years? _____

Present Employer _____ tel. _____
Name of company

Contact person _____ tel. _____
How long have you worked there _____ ? Salary? _____

HAVE EITHER OF YOU EVER?:
Filed for bankruptcy _____ When _____
Been served d an eviction notice _____ or asked to leave _____ Failed to pay rent _____ Been late paying rent _____
Been convicted of a crime _____

Hanegan Realty has my permission to check my credit, criminal record, call prior landlords, verify employment, income and references. I have read disclosures on reverse side.

Applicant _____ Date _____ Co- Applicant _____ Date _____

SSN _____ SSN _____

Date of Birth _____ Date of Birth _____

Who else will be living in the home? Please use reverse side if additional space is needed.

Name _____ Date of birth _____

RENTAL APPLICATION DISCLOSURES:

MEGAN’S LAW-If the presence of a registered sex offender is a matter of concern to tenant, tenant understands that tenant must contact local law enforcement officials regarding obtaining such information.

RADON GAS-Notice to Prospective Tenant: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in this state. Additional information regarding radon and radon testing may be obtained from your county health unit.

LEAD PAINT—Every purchaser or any Tenant of any interest in residential real property on which a residential dwelling was built prior to January 1, 1978 is hereby notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Property Owner/Seller of any interest in residential real estate is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in their possession and notify the Buyer/Tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase or tenancy of homes built prior to January 1, 1978.

HANEGAN REALTY represents the property owner and not the Tenant. The Tenant hereby agrees that Hanegan Realty is managing the property for the property owner and Tenant agrees to direct all questions, complaints, and comments regarding the property to Hanegan Realty. Tenant acknowledges that the property owner will retain any deposits for damage and/or security and advance rents. Hanegan Realty is not responsible for the return of these deposits, but will provide the owner’s name and address upon request at the expiration of the lease.

HANEGAN REALTY DOES NOT ACCEPT PERSONAL CHECKS. ALL PAYMENTS MUST BE CASH, MONEY ORDER OR CERTIFIED FUNDS. Counterfeit funds will cause immediate and automatic eviction.

False information on this application will cause automatic and immediate eviction and forfeiture of all payments.

PETS

Tenant must advise of any pets and specific permission must be given prior to any pets being allowed on property. Any pets on property without specific written authorization will constitute tenant being in default of the lease, and resulting in additional deposit, eviction, or both.

Do you have any pets? _____

Describe _____

Name and telephone number of nearest relative who will not be living with you

Name and telephone number of non-relative who will not be living with you

Applicant _____ Date _____ Co-Applicant _____ Date _____

VEHICLES

Make/Model State Year Color Lic. # _____
