



Quality, affordable homes for rent

6698 S Iris St #620414

Littleton, CO 80123

admin@denvermetrorentals.com

Voice (720) 239-2378

You have selected to apply for consideration to rent one of our properties. Please understand it is our fiduciary duty to select the most qualified candidate(s) and the following guidelines apply. By submitting your application, you agree to the following:

- Accepting your application does not constitute an offer to rent.
- Each adult over 18 yrs old occupying the property must complete an application and remit an application fee.
- Application fees are *non-refundable*. These fees are required for administrative processing and various 3rd party fees associated with verification of application information.
- Our selection criteria can be based on the items below (in no particular order):
 - Work history, salary.
 - Credit grade as assigned by our credit check agency. Note this may not be the same as a credit score issued by credit bureaus.
 - Quantity, value, date, and reasons of negative and positive comments provided on the credit check.
 - Information provided by references.
 - Rental history.
 - Other background check information (eviction, criminal, etc).
- Due to regulations we are not authorized to release any of the information above back to the applicant(s).
- Our properties are all non-smoking/non-vaping and are marijuana free.
- We communicate our decisions via email or text.
- Pets may be allowed but require additional fees. Reference our pet policy on our website.



Fair Housing statement

We fully support the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968), as amended, which generally prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

Fair Housing Act

<http://www.justice.gov/crt/about/hce/title8.php>

Fair Credit Reporting Act (FCRA)

<https://www.consumer.ftc.gov/articles/pdf-0096-fair-credit-reporting-act.pdf>

Rental Application **PRINT CLEARLY**

One application per Adult over age of 18

***Required**

*Property: _____ *Application Date: _____

*Name: _____ - _____ *SSN: _____ -- _____ -- _____ *DOB: _____

*Email: _____ *Cell Phone: _____ -- _____ -- _____

*Current Address: _____ *Rent/Own: _____ *Monthly Payment or Rent: \$ _____

*City: _____ *State: _____ *Zip: _____ *How Long (yrs): _____

Previous Address: _____ *Rent/Own: _____ *Monthly Payment or Rent: \$ _____

City: _____ State: _____ Zip: _____ How Long (yrs): _____

*Driver's License Number: _____ *State of Issuance: _____

*Current Employer: _____ *No. of Yrs Employed: _____ Occupation: _____

***Annual** Salary: _____ *Work Phone: _____

*Employer Address: _____ *City: _____ *State: _____ *Zip: _____

Other Income (Source and Amount): _____

*Section 8 (Y/N): _____ *Voucher Amount? _____ *No of Bedrooms: _____

*Pets (Y/N)? _____ *Cat/Dog: _____ *How many: _____ *Breed(s): _____ *Smoker? (Y/N) _____

*Vehicle Make _____ *Vehicle Model _____ Year _____ Plate: _____ State: _____

Vehicle Make _____ Vehicle Model _____ Year _____ Plate: _____ State: _____

FOR OFFICE USE ONLY

Reviewed By (Initials): _____ Cover Letter to Applicant (Y/N): _____ Paid (circle): Cash Credit Card Check/No: _____

Notes: _____

Application Status (circle): Accepted Rejected Cancelled

*Name: _____

Current Landlord Name (if applicable): _____ Telephone Number: _____

Personal References

Name: _____ Telephone Number: _____

Name: _____ Telephone Number: _____

Name: _____ Telephone Number: _____

*Have you ever been convicted of a crime (Y/N): _____

If so, explain all offenses including where, when, why:

*Have you ever been evicted (Y/N): _____

If so, explain where, when, why:

Terms and Conditions

I certify and declare under penalty of perjury under relevant state and federal law that the information provided in this rental application is complete, true, and accurate. I understand that false information on this application that leads to the signing of a lease agreement could result in the termination of said lease and eviction. I voluntarily authorize release and verification of criminal records, civil cases, driving records, personal identification credit, employment, and personal references in connection with the processing of this application. I further authorize all persons and organizations to disclose any and all information that may be relevant to my application for tenancy. This application will be considered valid for 60 days from the Application Date. I understand I have specific prescribed rights as a consumer under the Fair Credit Reporting Act and have received a link to those rights. By completing and signing this application by Tenant and receipt by the Landlord creates no obligation of Landlord to approve the application or offer to enter into a Lease Agreement. If approved, Tenant must sign Lease Agreement and comply with the terms including but not limited to payment first month's rent and security deposit before tenancy begins. Landlord complies with all municipal, state, and federal laws regarding discrimination and does not discriminate based upon age, sex, race, marital status, religion, nationality, or other prohibited classifications.



Signature: _____ Date: _____