### we feed. we shelter, we support.



# we care The Summit Apartments

## Statement of Rental Policy

Thank you for your interest and welcome to The Summit Apartments. We look forward to helping you achieve your housing needs. In order to familiarize you with our application process and apartment community, we have outlined below a few of our policies and procedures.

(1) In order to show an apartment or community facility, each prospective resident or anyone who will be viewing the facilities must leave a Driver's License or a State Issued Picture I.D. in the Summit's leasing office. The I.D. will be returned upon returning to the leasing office.

1 Bedroom Deposit	\$175
2 Bedroom Deposit	\$225
3 Bedroom Deposit	\$275

- (2) At time of move-in the pro-rated rent and/or full month's rent must be paid by Money Order or Cashiers Check. If the move-in date is after the 20<sup>th</sup> of the month, the pro-rate and 1<sup>st</sup> full month of rent is due at time of move-in. No exceptions allowed. The Summit Apartments use 12-month leases only. Please keep your receipts for the Money Orders and/or Cashiers Checks.
- (3) Rent rates are based on Yearly Gross Income and the number of people in the Household. Rental rates are always an estimate until the verifications are returned.
- (4) 3<sup>rd</sup> party verifications are used to determine acceptance to The Summit Apartment Community. If this office does not receive the Income and Asset verifications within 10 days you will be removed from your assigned apartment and your deposit to rent will be refunded. In order to expedite the application, you may be asked to provide pay stubs and/or bank statements.
- (5) Absolutely NO pets.

  Service and companion animals are not considered pets and separate policies apply.

  Please submit any request in writing to Management.
- (6) If the household has a waterbed or a 20+gallon fish tank, renter's insurance is required.

- (7) The maximum occupancy limit for The Summit Apartments is as follows:
  - 2+1 people per 1 Bedroom (If there are 3 people, one must be under 3 yrs.)
  - 4 people per 2 Bedroom
  - 6 people per 3 Bedroom

The guest policy states you may not have overnight guests more than 14 days consecutive or not in a 180 day (6-month period).

- (8) The following credit criteria must be met in order to qualify for residency:
  - a. A resident's debt must not exceed 60% of their single or combined annual income.

## Rent + Utilities + Monthly payments = 60% or less Monthly Gross Income

- b. The Summit must verify monthly income, assets, and rental history.
- c. Lack of Credit or Rental history will not be grounds for denial.
- d. A credit report is processed on each applicant. Accounts more than 60 Days delinquent that are dated within the last 7 years will be cause for denial with the exception of defaulted student loans and medical accounts. Utility accounts that are 60 or more days' delinquent within the last 7 years from the date of the application will not be approved. Even if the account is paid off after the date of the application, it does not guarantee approval. Outstanding amounts to a housing entity will not be approved unless older than 7 years. Bankruptcies must be dismissed no earlier than 3 years prior to application.
- e. The applicant(s) has 5 days from the time of notification of any credit discrepancies to provide documents such as receipts, cleared checks, or letters to management. Failure to do so will result in cancellation of the applicant(s) from the apartment. The deposit to rent is **refundable**.
- f. A criminal check is processed for each applicant. The landlord shall not consider arrest record of a prospective tenant from any time or any conviction of a prospective tenant that occurred more than 5 years before the date of the application. The Summit is committed to Drug Free Housing. Any applicant with a felony conviction involving methamphetamine, homicide, stalking, or any offense that requires registration as a sex offender will not be accepted.
- g. After the applicant(s) has been told of approval to The Summit Apartment Community three days are allowed for the prospective resident to accept the apartment. If the apartment is accepted then declined, on or after the fourth day the deposit is **non-refundable**.

(9) Applicani(s) must be in go	ood standing with	present and previous landlor	d(s).
Agent for The Summit	Date	Applicant	Date
		Applicant	Date

#### STANDARD RENTAL APPLICATION

All Applicants, eighteen (18) years of age or older, who will be residing in the Premises, must fill out a separate Application.

Applicant's Name:					_ Date of Birth		SS#		Driver's
License No		~~~		St	ate				
Other Occupants:									
Name					Date of Birth			SS#	
Name					Date of Birth			SS#	
Name			<del></del>		Date of Birth _			SS#	
Name					Date of Birth			SS#	
TENANT HISTORY	•								
List every City and Stat	e you have	e reside	d in since	you re	ached the age of 1	.8:			
(1)/_	(2) _			/	_, (3)		, (4)		
(5)/_	, (6)			/	(7)	/	, (8)		
Present Address									Street
	Apt. #	City	State	Zip	Dates: From	Cell ph			
Name/ If Home-Mortga	ige Co. & L	oan # P	resent Lar	ndlord/	Manager Manager	's Phone #			Apt.
Monthly Payment \$			Reason	for Mo	ving				
Previous Address							Stree	et	
	Apt.#		State		Dates: From				
If Home-Mortgage Co.	& Loan # P	resent L	andlord/N	/Janage	er Manager's Phone	e #			Apt. Name/
Monthly Payment \$					•				·
Previous Address	·							Street	
	Apt. #	City	State	Zip	Dates: From				
If the second of	3 1 2 1 15		11 1/6					·	Apt. Name/
If Home-Mortgage Co. 8				_	_				
Monthly Payment \$			Reason	for Mo	ving				
In the past 7 years, have	· ·								
Been evicted from any l	•		YES		NO NO	<u> </u>			
Broken a rental agreem									
Do you require any spec	cial accomi	nodatio	ns? YES		NO	_			

EMPLOYMENT						
Present Employe	r		4 4 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		Position	-
Business Address	Street	City	State	Zip	Your Work	s Phone #
				₩:	092623 Tschetter Sulzer, All Rights Rese	rved
Supervisor						
Name			Phone #		Employed Since	
Other Employer					POSITION	
Business Address	Street		State	Zip	Your Work Phone #	
Supervisor						
Notice Regarding corresponding be [] Supplemental [] Social Security amended	ions s received as an subsidies erived from any g Government A ox if you receive Security Income	other public Assistance Inc e any of the for eance under T	contractor; Bo or private sour puiry. In order to illowing:	ce Cash assets. To ensure that w	e comply with the law, p curity Act", 42 U.S.C. Sec.	lease check the
VEHICLE						
Year and Make _		Col	or	Lice	nse # & State	
Register	ed To		<u> </u>			
Year and Make _			_Color	License #	# & State	<u></u>
	ed To					
CRIMINAL BACKO Have you been co within the past 5	onvicted, plead			(no contest) of	any felony, or felony/mis	sdemeanor sex offense
Are you registere "Yes" answer wil					er? YESNO	*Please note: a
Are you currently	/ facing prosecu	tion for any f	elony, or felony	//misdemeanor	sex offense? YESN	0

#### **BED BUGS**

Are you aware of any facts or circumstances that you, your personal residences were exposed to bed bugs?	al property, or your current YES	or previous NO
If YES, Applicant makes the following disclosures regarding a		
	(if r	more room is necessary
attach sheet).	•	·
If you have been exposed to bed bugs within the last two years:		
Do you represent and warrant that all of your personal property ha and that no bed bugs are present in your personal property?  YES NO	s been inspected, professio	nally treated if warranted,
Do you authorize Landlord to obtain for review documentation regarequest make all of your personal property available for inspection YES NO	- · · · · · · · · · · · · · · · · · · ·	
* PLEASE NOTE – If you have been exposed to bed bugs, and are un and authorizations, your application could be denied.	willing to give the above re	presentations, warranties,
ANIMALS  Do you own any animals? If so, how many?  Color The following restricted breeds a		
EMERGENCY CONTACT Name	Relationship	
Address		
Street Apt. # City State	e Zip Phor	ne #

#### **DEPOSITS AND FEES**

I understand the application fee is a non-refundable payment for a credit and criminal check and processing charge of this application and such sum is not a rental payment or security deposit. This amount will be retained by Landlord to cover the cost of processing the application as furnished by the Applicant, regardless if the

Applicant is approved or denied. <u>Portable Tenant Screening Reports (PTSR)</u>: 1) You have the right to provide Landlord with a PTSR that is not more than 30 days old, as defined in § 38-12-902(2.5), Colorado Revised Statutes; and 2) if you provide Landlord with a PTSR, the Landlord is prohibited from: a) charging you a rental application fee; or b) charging you a fee for Landlord to access or use the PTSR.

Colorado Revised Statute, C.R.S. § 38-12-902(2.5) defines a Portable Screening Report (PTSR), and any PTSR submitted by you, must meet the following definition.

(2.5) "Portable tenant screening report" or "screening report" means a consumer report prepared at the request of a prospective tenant that includes information provided by a consumer reporting agency, which report includes the following information about a prospective tenant and the date through which the information contained in the report is current:

- (a) Name;
- (b) Contact information;

- (c) Verification of employment and income;
- (d) Last-known address;
- (e) For each jurisdiction indicated in the consumer report as a prior residence of the prospective tenant, regardless of whether the residence is reported by the prospective tenant or by the consumer reporting agency preparing the consumer report.
- (I) A rental and credit history report for the prospective tenant that complies with section 38-12-904(1)(a) concerning a landlord's consideration of a prospective tenant's rental history; and
- (II) A criminal history record check for all federal, state, and local convictions of the prospective tenant that complies with section 38-12-904(1)(b) concerning a landlord's consideration of a prospective tenant's arrest records.

Further, pursuant to C.R.S. § 38-12-904(1.5)(b), landlords may require:

- (I) That the screening report was completed within the previous thirty days;
- (II) That the screening report is made directly available to the landlord by the consumer reporting agency for use in the rental application process or provided through a third-party website that regularly engages in the business of providing consumer reports and complies with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency;
- (III) That the screening report is made available to the landlord at no cost to access or use in the rental application process; and
- (IV) A statement from the prospective tenant that there has not been a material change in the information in the screening report, including the prospective tenant's name, address, bankruptcy status, criminal history, or eviction history, since the report was generated.

<u>Pursuant to Landlord's Rights, Landlord insists that any PTSR provided by you meets these additional requirements.</u>

Any false or misleading information or intentional omission will result in rejection of application. THIS APPLICATION IS PRELIMINARY ONLY AND DOES NOT OBLIGATE LANDLORD TO EXECUTE A LEASE OR TO DELIVER POSSESSION OF THE DWELLING UNIT TO APPLICANT. THE RENTAL AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY LANDLORD. Completed

applications will be reviewed on a first come, first served basis. An application is not considered complete unless all necessary and required information is provided by Applicant, and Applicant has signed all necessary documents. Applicant is responsible for signing all required documents.

Premises:			
Move In Date if Approved			
I understand the deposits and	I fees to be:		
Security Deposit(s) \$ (Specify)	Pet Deposit(s) \$	Monthly Pet Fee(s) \$	Other \$
Partial Month's Rent and o	ther monthly fees (if any) S	undable Application fee \$	
Total Due at Lease Signing,	if applicable: \$		
Total Paid at Application: \$		4,444	
Total Still Owed Prior to M	ove In:		

Total Paid at Application \$ This amount less any holding fee and less the application fee will be
refunded within 20 days: 1) if the application is denied, or 2) if the application is accepted and the Applicant withdraws the
application in writing within 72 hours of the date of notification of acceptance.
Landlord will notify Applicant of denial or acceptance in writing via email, or via phone if Applicant does not
have an email address. Applicant's email address is:  If the application is accepted
and Applicant fails to occupy the Premises on the Move In Date (regardless if Applicant executes a lease or not), except for delay caused by Landlord, the holding fee amount will be retained by Landlord as liquidated damages for holding the
Premises off the market. In such instance, Landlord will provide Applicant written notice of such application of funds within
20 days. If the delay in providing Applicant with the specific Premises is longer than seven (7) days, Applicant may terminate
the lease by notifying Landlord in writing, and Landlord will refund all amounts less the application fee. If Landlord does not
deliver possession of the Premises on or before the Move-In Date for any reason, Landlord shall not be liable to Tenant for
any damages whatsoever for failure to deliver possession on the Move-In Date.
DISCLOSURE OF INFORMATION
I warrant and represent the information provided on this application and/or PTSR to be true and correct. I authorize
Landlord to make such investigation into Applicant/Tenant/Occupant's credit, employment, rental and criminal history, as
Landlord may deem appropriate, and release all parties from liability for any damage that may result from furnishing such
information to Landlord. Landlord shall have the continuing right to review and obtain this credit and criminal information,
rental application, payment history and occupancy history for account review, improving application review methods, and
all other purposes. If approved, Applicant shall have a continuing and on-going duty to update all of the information
provided on the application and/or PTSR. Applicant acknowledges that Landlord may enter into a Lease in reliance on the
information contained in Applicant's rental application and any and all other information provided to Landlord by Applicant.  Applicant/Tenant shall promptly notify Landlord in writing of any subsequent change in the information provided by
Applicant on Applicant's application and/or PTSR. If Applicant is approved, Landlord shall have the right to terminate
Applicant's tenancy on three days' notice to quit: 1) if it is determined that Applicant provided false or misleading
information on this application, or 2) if the application information is no longer correct, for example, Applicant is convicted
of a sexual offense after moving into the Premises.
Lowelland door not have a district a verify and described and the second of the second
Landlord does not have a duty to verify, and does not represent or promise that it will verify, the accuracy or the answers
provided in the application of any applicant. Furthermore, Landlord has no duty, and expressly disclaims any obligation, to perform a criminal background check on each applicant. Landlord does not represent or guarantee that all tenants have no
prior criminal record or background.
Landlord's approval or denial of this Application is based on information provided by independent third parties. Landlord
makes no representation as to the accuracy of the information that Landlord obtains from third parties in approving or
denying this application. Landlord hereby disclaims any liability for the accuracy of such information that Landlord obtains
pursuant to Applicant's consent.
DISCLOSURE OF ASBESTOS DISCLOSURES
Asbestos Disclosure Applicable: YES NO
Additionally, while not legally required, Landlord has voluntarily disclosed that the Premises may contain asbestos.
Prospective Tenant acknowledges that Landlord or Landlord's Agent will not process this application until such time that
Prospective Tenant acknowledges in writing that Prospective Tenant has received such asbestos disclosures.

By signing this application, applicant acknowledges receiving Landlo	**
control disclosures, if applicable, and a receipt for all application fee	
via email communications from Landlord regarding the decision on t	his application. If Applicant is approved and a lease is
executed by Applicant and Landlord, Applicant agrees to receive an e	electronic copy of the fully executed lease from
Landlord.	
THIS APPLICATION HAS IMPORTANT LEGAL CONSEQUENCES. PARTIES	TO THIS APPLICATION SHOULD CONSULT LEGAL
COUNSEL BEFORE EXECUTION.	
Applicant's Signature	Date

Landlord/Broker's Signature Date
This form has not been approved by the Colorado Real Estate Commission. It was drafted by legal counsel Tschetter Sulzer, PC.

### 5. BENEFITS INCOME

Does any household member currently receive income from any of the following sources? If an order of child support, divorce decree or separation agreement exists but payments are not received, please list the amount court ordered by the document.

Benefit		Gross	Per Week,	Household Member
Туре	Equil Library	Amount	Month,	Receiving Benefit
		Received	etc.	(Last, First)
Social Security (Adult)	DYDN	\$		
Social Security (Child)	DYDN	\$		THE CONTRACT OF THE CONTRACT O
SSI (Adult)	DYDN	\$		
SSI (Child)	DADN	\$		
Disability or Death Benefits	DYDN	\$		
Public Assistance (AFDC, TANF)	DYDN	1 8		The state of the s
Alimony	DYDN	\$		<del>/ </del>
Child Support	DYDN	\$		The state of the s

#### 6. OTHER INCOME

Does any household member currently receive income from any of the following sources? If yes, please state the amount, frequency, and the household member receiving the income.

Income		Gross	Per	Household Member
Type		Amount	Week	Receiving Benefit
		Received	etc.	(Last, First)
Income from self-owned business				The second secon
(daycare, babysitting, cosmetics, taxi	DYDN	\$		
driver, etc.)				
Recurring cash contributions or gifts				W. (a. )
from persons outside household,	ПУПИ			
including sent or utility payments	And the same of th	Average Laboratory		
Worker's Compensation	DYDN	\$		
Unemployment benefits	NUYU	\$		ing and the second seco
Severance Pay	DYDN	\$		
Payments from Insurance Policies	DYDN	\$	<u> </u>	
Retirement Benefits/IRA	DYUN	\$		
Pension Benefits	ПАПИ	.\$		
Educational Grants/Scholarships	DYDN	\$		
Veteran's Administration Benefits	DYDN	\$		
Military Reserves/National Guard	DYDN	\$		**************************************
GI Bill Benefits	DYDN	<b>\$</b>		
Periodic Payments from lottery	DYDN			
winnings	LIXLIN	\$	ها وختاء الله	
Member of an Native American Tribe				
receiving gaming payments	DYDN	\$	<u> </u>	
Any Other Income:	DYDN	\$		
			t.	



Name:				
Address:				
Amount of rent or income per mo	otk:\$			**************************************
ASSETTINCOME				
Does any household member own he current value or balance of the same of the household member wi	asset, the nan	ic of the banki	no institution whe	lease provide re it is held, and
Type of Asset	Own?	Current Value or Balance	Name of Financial Institution	Household Member (Last, First)
Checking Account	DYDN	\$	Tright the printer	(Twat't ritar)
avings Account	DYDN		<del>- 1800 -</del>	
ash (at home)	DYDN	<del>                                    </del>	N/A	
ocial Security Direct Express ® r other Prepaid or Debit Cards	ПАПИ	*		
tocks/Bonds	DYDN	\$		
reasury Bills	DYDN	\$		
foney Market Funds	DYDN	\$		
ertificate of Deposit	DYDN	*		
ental Property	DYUN	\$		
eal Estate/Mortgages/Land				
ontracts	MUYU	\$		
ife Deposit Box	DYDN	\$		
eeds or Trust	DYDN	\$		
onnilies	DYDN	\$		
wn a Mobile Home	DYDN	\$		
A or Keogh Account	DADN	\$		
utual Funds	DADM	\$		<u> </u>
TT + + + + +	ПУПИ	4		
ersonal Property held for vestment purposes (antiques) ther Pinancial Assets	DYDN	\$		



## Race and Ethnic Data Reporting Form

#### U.S. Department of Housing and Urban Development Office of Housing

OMB Approval No. 2502-0204 (Exp. 03/31/2014)

The Summi	,	2795 Reeve Cir. Cla C	Ω
Name of Property	Project No.	Address of Property	10PO
VOA-COL		RTC	_
Name of Owner/Managing /	Agent	Type of Assistance or Program Title:	
		•	
Name of Head of Household	ď	Name of Household Member	<del>*•</del>
Date (mm/dd/yyyy):			
	EPINA CRESSORS		

Elimo Citiconest	
Hispanic or Latino	
Not-Hispanic or Latino	
Sacial Saleportes 1997	
American Indian or Alaska Native	
Asian	
Black or African American	
Native Hawaiian or Other Pacific Islander	
White	
Other	

<sup>\*</sup>Definitions of these categories may be found on the reverse side.

#### There is no penalty for persons who do not complete the form.

The state of the s	
Signature	Date

Public reporting burden for this collection is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits and voluntary. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is authorized by the U.S. Housing Act of 1937 as amended, the Housing and Urban Rural Recovery Act of 1983 and Housing and Community Development Technical Amendments of 1984. This information is needed to be incompliance with OMB-mandated changes to Ethnicity and Race categories for recording the 50059 Data Requirements to HUD. Owners/agents must offer the opportunity to the head and cohead of each household to "self-certify" during the application interview or lease signing. In-place tenants must complete the format as part of their next interim or annual re-certification. This process will allow the owner/agent to collect the needed information on all members of the household. Completed documents should be stapled together for each household and placed in the household's file. Parents or guardians are to complete the self-certification for children under the age of 18. Once system development funds are provide and the appropriate system upgrades have been implemented, owners/agents will be required to report the race and ethnicity data electronically to the TRACS (Tenant Rental Assistance Certification System). This information is considered non-sensitive and does no require any special protection.

I/We understand that the above information is being collected to determine my/our eligibility for residency. I/We authorize the owner/management to verify all information provided on this application and my/our signature is our consent to obtain such verification. I /We certify that all information and answers to the above questions are true and complete to the best of my knowledge. I consent to the release of the necessary information to determine my eligibility.

I/We authorize any person, or credit checking agency having any information on me/us to release any and all such information to the owner/management or their agents or credit checking agents. I understand that the credit report (rental history, atrest and/or conviction records, and retail credit history) will be done through a credit bureau contracted with the apartment community. I understand that a check will be made of the sex offender registry in states in which I have resided.

I/We certify that I/We have been offered an opportunity to complete or reject the HUD-27061-H-Race and Ethnic Data Reporting Form. I/We understand that if this document is not completed or rejected by me/us, that my/our application is not complete and cannot be added to the waitlist or considered for occupancy at Monthello Manor. I/We have chosen to D complete / D reject the HUD-27061-H Race and Ethnic Data Reporting Form. \_\_\_\_\_\_Initials of Head of Heusehold

WARNING: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any other ewner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains, or discloses any information under false pretenses concerning an applicant or participant may be subject to a misclemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the Social Security number are contained in the Social Security Act at \*\*208(a)(6), (7) and (8), \*\*. Violations of these provisions are cited as violations of 42 U.S.C \*\*408(a) (6), (7) and (8), \*\*

Applicant- Head of Household

Additional Adult Household Member

Date

Additional Adult Household Member

Date

Additional Adult Household Member

Date

SIGNATURES: (All adult household members, age 18 and above, must sign.)



FOR:	MANAGEMEN			
Today's Date:(mm/dd/yyyy)	Pre	Pre-Application Date:(mm/eld/yyy)		
Time Received: (00.00.00)	<u>.</u>			
APPLICATION DISPOSITION:				
Approved: (mm/dd/yyy)	Approved	by:(Signature)		
Disapproved:(nm/dd/yyjy)		ed by:(Signature)		
Reason(s) for Disapproval:				
Applicant Notified in Writing on.				
Applicant Appealed Decision on:	(mm/dd/pyyy)	(Written notification	attached.)	
Applicant Appeal Reviewed by:	(Signature)	(Title)	_ Date:	
Appeal Decision: Appro		Disapproved		
Applicant Notified in Writing on:	(aun/dd/yyyy)		,	
Driver's License or State-issu Social Security Card Birth Certificate Citizenship Credit History Criminal History Sex Offender Registry  Notes:	ed ID	~ ,		

