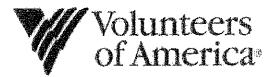
we feed. we shelter, we support.



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 20th of the month, the pro-rate and 1st 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) 3rd 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.

<u>Rent + Utilities + Monthly payments</u> = 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) Applicant(s) must be in go	ood standing with	present and previous landlor	d(s).
Agent for The Summit	Date	Applicant	Date
		Applicant	Date

SUBSIDY RENTAL APPLICATION

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

"Housing subsidy" means any portion of a rental payment that is derived from a public or private assistance, grant, or loan program and that is paid by the program directly, indirectly, or on behalf of a tenant to a landlord.

Applicant's Name:					Date of Birth		SS#	Driver's
License No				Sta	ite			
Other Occupants:								
Name					Date of Birth		SS#	 -
Name					Date of Birth		SS#	
Name					Date of Birth		SS#	
Name					Date of Birth		SS#	
TENANT HISTORY List every City and Stat	e vou bave	a reside	t in since	vou rea	ched the age of 1	g.		
(1)	-			-	_		4)	
(5)	, (6) _	····			, (7)	(8)	
Present Address								Street
	Apt.#	City	State	Zip	Dates: From	Cell phone		A 4
Name/ If Home-Mortga	ge Co. & L	oan # Pı	resent Lan	dlord/N	 //anager Manager			Арт.
Monthly Payment \$			Reason	for Mov	/ing			
Previous Address								
Additional Banks of the Control of t		City	State	Zip	Dates: From		,	
Apt. Name/ If Home-Mo	ortgage Co	. & Loar	# Presen	t Landlo	ord/Manager	Manager's	Phone #	
Monthly Payment \$			Reason	for Mov	/ing			
Previous Address							Street	
	Apt.#	City	State	Zip	Dates: From			
BANK-BANKABAN PARKAHAN PARKAHAN PARKAN P								Apt. Name
f Home-Mortgage Co. 8	& Loan # Pi	resent L	andlord/N	(lanage)	· Manager's Phone	: #		
Monthly Payment \$			Reason	for Mov	ving		,	
n the past 7 years, have	e vou:							
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					♥ 092623 Tschetter Sulzer. Alt Rights Reserved
EMPLOYMENT					
Present Employe	ar				
Position				· · · · · · · · · · · · · · · · · · ·	
Business Address					
	Street	City	State	Zip	Your Work Phone #
Supervisor					
Name			P	hone #	Employed Since
Other Employer					Position
Business Address	2				
business Address	Street	City		Zip	Your Work Phone #
		ŗ		•	
Supervisor				· · · · · · · · · · · · · · · · · · ·	
Name			Phone #		Dates of Employment
What is your ann	ual income fron	n the followin	ng sources:		
Salaries					
Wages					
Commiss		to decide a stance			
Payments		independent	t contractor; Bo	nuses	
Housing s					
Money d	erived from any	other public	or private cour	C	
	•	Conc. panio	or private sour	ce cash assets.	
	,	ource poore	or private sour	ce cash assets.	
		other paone	or private south	ce cash assets.	
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Do you require any special accommodations? YES______NO____

Are you currently facing prosecution for any felony, or felony/misdemeanor sex offense? YESNO	
BED BUGS	
Are you aware of any facts or circumstances that you, your personal property, or your current or previous residences were exposed to bed bugs? YES NO	
If YES, Applicant makes the following disclosures regarding Applicant's exposure to bed bugs:	*********
(if 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 has been inspected, professionally treated if warranted, and that no bed bugs are present in your personal property? YES NO	
Do you authorize Landlord to obtain for review documentation regarding such exposure, and will you upon Landlord's request make all of your personal property available for inspection to confirm the absence of bed bugs? YES NO	
* PLEASE NOTE – If you have been exposed to bed bugs, and are unwilling to give the above representations, warranties, and authorizations, your application could be denied.	
ANIMALS Do you own any animals? If so, how many? Type/Breed Weight / Color The following restricted breeds are not permitted: (Insert List)	Age
EMERGENCY CONTACT Name Relationship	
Address Street Apt. # City State Zip Phone #	

DEPOSITS AND FEES

I understand the application fee is a non-refundable payment for a background 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. Portable Tenant Screening Reports (PTSR): 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.

Pursuant to Landlord's Rights, except for applicant's credit history, Landlord insists that any PTSR provided by you meets these additional requirements.

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	d fees to be:			
Security Deposit(s) \$	Pet Deposit(s) \$	Pet Fee(s) \$	Other \$	
(Specify)				

Partial Month's Rent and other monthly fees \$ First Month's Rent and other monthly fees \$
Total Due at Lease Signing, if applicable: \$
Total Paid at Application: \$
Total Still Owed Prior to Move In:
Total Paid at Application \$ This amount less any holding fee and less the application fee will be refunded within 7 working 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 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 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 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.
candlord 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.
andlord'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 lenying 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
sbestos Disclosure Applicable: YES NO
dditionally while not legally required. Landlord has voluntarily displaced that the Brancisco many contains about a
AUDITION PRODUCTION INDICATOR CONTINUES AND ACCUMENTATION ACCU

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.

Landlord.THIS APPLICATION HAS IMPORTANT LEGAL CO	NSEQUENCES. PARTIES TO THIS AF	PPLICATION SHOULD CONSULT
LEGAL COUNSEL BEFORE EXECUTION.		
Applicant's Signature	Data	
Applicatit's Signature	Date	

By signing this application, Applicant acknowledges receiving Landlord's disclosure of application-related costs, any pest control disclosures, if applicable, and a receipt for all application fees paid by Applicant. Applicant also agrees to receive via email communications from Landlord regarding the decision on this application. If Applicant is approved and a lease is executed by Applicant and Landlord, Applicant agrees to receive an electronic copy of the fully executed lease from

Date This form has not been approved by the Colorado Real Estate Commission. It was drafted by legal counsel Tschetter Sulzer, PC.

Landlord/Broker's Signature

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				All Control of		2.3

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		Amount	Month,	Receiving Benefit
		Received	etc.	(Last, First)
Social Security (Adult)	UYUN	8		
Social Security (Child)	ПАПИ	\$		
SSI (Adult)	DYDN	\$		
SSI (Child)	DYDN	\$		
Disability or Death Benefits	DYDN	\$		
Public Assistance (AFDC, TANF)	DYDN	\$		
Alimony	DYDN	\$		At the second se
Child Support	ПУПИ	\$	at a	

6. OTHERINCOME.

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
Туре		Amount	Week,	Receiving Benefit
	control of the contro	Received	etc.	(Last, First)
Income from self-owned business				(4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,
(daycare, babysitting, cosmetics, taxi	DYUN	1\$		
driver, etc.)	State District would			
Recurring cash contributions or gifts	Grand Carlo			
from persons outside household,	ПУПИ	\$		
including tent or utility payments	- Company			
Worker's Compensation	ПУПИ	\$		
Unemployment benefits	UYUN	\$		
Severance Pay	DYDN	\$		
Payments from Insurance Policies	ПУПИ	\$	1	
Retirement Benefits/IRA	DYUN	\$		
Pension Benefits	ПУПИ	\$		
Educational Grants/Scholarships	DYDN	\$		
Veteran's Administration Benefits	ПУПИ	\$		the state of the s
Military Reserves/National Guard	OYON	\$		
GI Bill Benefits	ПАПИ	\$		
Periodic Payments from lottery				
winnings	ПУПИ	\$	[
Member of an Native American Tribe				
receiving gaming payments	DYON	\$		
Any Other Income:	UYUN	\$		
	<u> </u>			



Name:				
Address:		~		
Amount of rent or income per mo	onth:\$			
7. ASSETINGÖME				
Does any household member own	convofthe fol		Francis II.	
the current value or balance of the	easy of the non	and of the bank	n assetsf If yes, p.	lease provide
name of the household member w	hose name an	nears on the a	ang mismumon whe	re it is neid, and
•	The state of the s	pour on one at	certific.	
Type of		Current	Name of	Household
Asset	Own?	Value or	Financial	Member
		Balance	Institution	(Last, First)
Checking Account	DYDN	L 9.		
Savings Account	ПАПИ	. K. 17		
Cash (at home)	DYDN	25	N/A	
Social Security Direct Express ®	DYDN	\$:
or other Prepaid or Debit Cards				
Stocks/Bonds	UYUN	\$		
Treasury Bills	DYDN	1 2		
Money Market Funds	DYDN	\$		
Certificate of Deposit	DYDN	\$		
Rental Property	UYUN	\$		
Real Estate/Mortgages/Land				
Contracts	DYDN	\$		
Safe Deposit Box	UYUN	1 2 1		
Deeds or Trust	ПУПИ			
Annuities	DADM	· · · · · · · · · · · · · · · · · · ·		
Dwn a Mobile Home	DYDN	\$		
RA or Keogh Account	OYON	\$		
Autoal Fonds	DYDN	\$		
essonal Property held for	DYDN			
		\$		
rvestment purposes (antiques) Other Financial Assets		\$		



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)

	of Project No.	2795 Reeve Cir. Clo (800
	JOA - Colorado of Owner/Managing Agent	Type of Assistance or Program Title:	
	er overtannanagarig regerie	Type of Assistance of Fregions inte.	
Name	of Head of Household	Name of Household Member	W 7
Date (m	nm/dd/yyyy);		
	ETPIGLORIO CO		
	Hispanic or Latino		
	Not-Hispanic or Latino		
		45 4.75 4.	
	American Indian or Alaska Native		
	Asian		
	Black or African American		
	Native Hawaiian or Other Pacific Islander		
	White		
	Other		
<u> finition</u>	is of these categories may be found on the rever	ne side.	
ere is n	o penalty for persons who do not complete	the form.	
Inature	•	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 co-head 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, arrest 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 Montbello Manor. I/We have chosen to \Box complete / \Box reject the HUD-27061-H Race and Ethnic Data Reporting Form. ______ Initials of Head of Household

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 owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper uses of 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 misdemeanor 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 redief, 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	Date
Additional Adult Household Member	//
	/ /

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

Additional Adult Household Member

Additional Adult Household Member Date



Date

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Today's Date:(mmi/dd/yyyy)	<u> </u>	Pre-Application Date:	
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Reason(s) for Disapproval:			
Applicant Notified in Weiting	OB;		
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Applicant Appeal Reviewed b		Date:	
	(Signature)	(Title)	
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Birth Certificate			
Citizenship			
Credit History			
Criminal HistorySex Offender Registry			
Votes:			

