

PUEBLO PROPERTIES
www.pueblopropertiesllc.com
420 S McCulloch Blvd. Ste. A
Pueblo West, CO 81007

Applicants Gross Annual Income
Must be at least 2X the
Rent to qualify.

PUEBLO PROPERTIES
719-647-5828 Office 719-647-5822 Fax

Unit Applied for _____ Today's Date _____

I/we understand that a credit report will be ordered in conjunction with this rental application; and a criminal investigation/records check may be ordered in conjunction with this application. In the event any derogatory, inaccurate, substantially false, or unverifiable information is found during the application process, or on my/our credit report(s), or in my/our criminal investigation check(s), I/we understand that this application to rent may be turned down by Pueblo Properties. I/we specifically authorize Pueblo Properties to verify my/our employment and mortgage or rental history in conjunction with processing this application. I also understand that I will need Renter's Insurance prior to move in.

_____ Applicant(s) Initials

In the event more than one application is received for a property, the more qualified applicant based on the rental qualifications listed on our web site and attached to this form, will be selected.

_____ Applicant(s) Initials

This application shall become part of your lease, if you are accepted. **A twenty-six dollar (\$26.00) non-refundable application fee is charged per adult (18 and older) and is used to defray the processing of the credit and background report cost.** Please obtain your receipt when you turn in this application. If you are accepted as tenant(s) and decide not to accept the housing applied for after you have paid to deposit to "Hold" the unit, the Rental Deposit if **NON-REFUNDABLE!**

_____ Applicant(s) Initials

A VALID ID MUST BE SUBMITTED WITH THIS APPLICATION. Brokerage Disclosure to Tenant Definitions of Working Relationship is attached to this rental application and must be signed by applicant(s).

By signing this form you give Pueblo Properties permission to receive Rental/Employment Verification.

Applicant (1) Signature	Date	Applicant (2) Signature	Date
-------------------------	------	-------------------------	------

Applicant Phone: _____	Applicant Phone: _____
------------------------	------------------------

Email: _____	Email: _____
--------------	--------------

How did you hear about our Company: _____

RENTAL QUALIFICATIONS

Welcome to Pueblo Properties! Pueblo Properties services Owners and Tenants. The following information is for applicants interested in applying for an apartment, condo, townhome, home or residence. These are the basic policies and procedures that Pueblo Properties follows in order to provide fair housing.

If you see a property listed that you may be interested in, we ask that you drive by first, and then call us to set up an appointment to view the interior. Appointments are scheduled Monday through Friday by appointment only.

The application fee is \$26.00 per adult and is collected to defray the cost for credit and background checks. This fee is non-refundable, even if your application is denied. Each adult living on the property must complete a rental application. The application is good for any property managed by Pueblo Properties for 30 days.

We verify employment, income, and landlord references. Allow a minimum of 3-5 business days to process applications.

Possible disqualifications:

- Evictions based on Colorado State Law
- Poor rental references or monies owed to previous landlord
- Bankruptcy's that have not been dismissed based on Colorado State Law
- Unpaid utility bills that would prevent the applicant from obtaining utilities in their name until paid in full.

Maximum allowable security deposit is now the total of two monthly rent payments.

Qualifications:

- Applicants need to gross 2 times the amount of rent annually for the unit they are applying.
- Applicant need 2 rental references and may not use family/relatives.

- Applicant needs to be employed with the same employer for a minimum of 1 year
- Acceptable credit score
- 3 months of bank statements or 3 months of paystubs
- Carry Renter's Insurance Coverage

If you are selected for a unit and pay a deposit to secure that unit, should you decide not to move in, the owner shall have the right to retain all or a portion of that security deposit for loss income while holding the unit per current Colorado Law. Units will not be held for more than 10 days prior to move in.

Section 8 Housing

Section 8 Housing, also known as "HUD" is accepted by some of our owners. Section 8 Housing does not assist tenants with security deposits. If you have a voucher for housing, the unit you choose will need to be inspected and approved before Housing will subsidize you. Housing will provide you with the necessary paperwork to begin that process.

Pet Policy

There is a limit of one pet per unit on those units that will accept pets unless written permission is received by the landlord. Additional pet rent of \$35.00 per month per pet will apply in addition to a \$300.00 refundable pet fee (subject to deduction for pet damages). Pets must be house trained and over 12 months of age. Tenant shall complete a *Pet Form* and pet(s) must be current on vaccinations and licensed. A picture of the pet(s) must be submitted with the *Pet Form*. Service animals and ESA's will be handled according to Colorado State Law.

PUEBLO PROPERTIES DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, GENDER, AGE, VETERAN'S STATUS OR NATIONAL ORIGIN. FAIR HOUSING PRACTICE

A prospective tenant has the right to provide to the Landlord a portable tenant screening report, as defined in Section 38-12-902 (2.5), Colorado Revised Statutes and if the prospective tenant provides the Landlord with a portable tenant screening report, the Landlord is prohibited from charging the prospective tenant a rental application fee or charging the prospective tenant a fee for the Landlord to access or use the portable tenant screening report.

The report must be prepared by an agency within the previous 30 days at the prospective tenant's request and expense and must include the following information about the prospective tenant:

- a. Name;
- b. Contact Information;
- c. Verification of employment and income;
- d. Last-known address; and
- e. For each jurisdiction where the prospective tenant has resided the following:
 - (i) A rental and credit history report; and
 - (ii) A criminal history record check

I, _____, certify that the information on my screening report has not changed in the last 30 days that it was ran and that the information is true and accurate to the best of my knowledge.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☐ **Customer.** Broker is the ☐ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☐ Show the premises ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

☒ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

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.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via email or in person and retained a copy for Broker's records.

Brokerage Firm's Name: Pueblo Properties

Broker

RADON DISCLOSURE WITH PUBLICATION

THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMENDS THAT ALL TENANTS HAVE AN INDOOR RADON TEST PERFORMED BEFORE LEASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.

RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. A LANDLORD IS REQUIRED TO PROVIDE THE TENANT WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY. (II) ANY KNOWLEDGE THE LANDLORD HAS OF THE RESIDENTIAL REAL PROPERTY.

THE OWNER/LANDLORD/PROPERTY MANAGER STATES THAT A RADON TEST(S) HAVE ☐ HAVE NOT ☐ BEEN CONDUCTED ON THE RESIDENTIAL REAL PROPERTY.

IN THE EVENT RADON TESTING HAS BEEN CONDUCTED THE OWNER/LANDLORD/PROPERTY MANAGER SHALL PROVIDE THE FOLLOWING INFORMATION TO TENANTS:

- A. MOST CURRENT RECORDS AND REPORTS PERTAINING TO RADON CONCENTRATIONS WITHIN THE RESIDENTIAL REAL PROPERTY;
- B. A DESCRIPTION OF ANY RADON CONCENTRATIONS DETECTED OR MITIGATION OR REMEDIATION PERFORMED; AND
- C. INFORMATION REGARDING ANY RADON MITIGATION SYSTEM, INCLUDING A SYSTEM DESCRIPTION AND DOCUMENTATION, IF A RADON MITIGATION SYSTEM HAS BEEN INSTALLED IN THE RESIDENTIAL REAL PROPERTY.

Tenant Signature

Date

Owner/Landlord

Date

Tenant Signature

Date

Tenant Signature

Date

Tenant Signature

Date

Radon Publications

Radon is a naturally occurring radioactive gas that can enter homes from the ground and build up to dangerous levels. The U.S. Environmental Protection Agency (EPA) has several publications – including guides for consumers, home buyers and sellers – to help people better understand radon and its health risks.

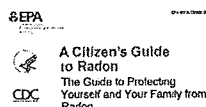
Scan the QR Codes below to access the publications, or scan the code to the right to explore EPA's radon website.



Scan here to visit
www.epa.gov/radon

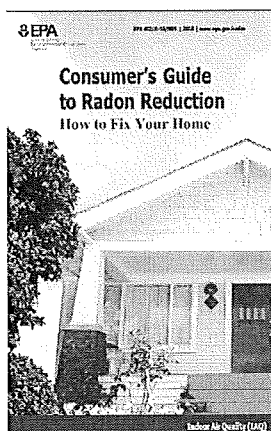
A Citizen's Guide to Radon: The Guide to Protecting Yourself and Your Family from Radon

This guidance offers strategies for testing your home for radon, discussions of what steps to take after you have tested, discussions of the risk of radon and radon myths.



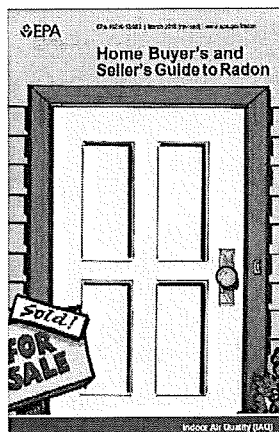
Consumer's Guide to Radon Reduction: How to Fix Your Home

This guidance is designed for people who have tested their home and confirmed that they have elevated radon levels — 4 picocuries per liter (pCi/L) or higher. Know what to look for when selecting a qualified contractor to reduce the radon levels in your home, determine an appropriate radon reduction method and maintain your radon reduction system.



Home Buyer's and Seller's Guide to Radon

This booklet is intended for anyone who is buying or selling a home, real estate and relocation professionals, home inspectors and others.



State and Tribal Indoor Radon Grants (SIRG)

This factsheet provides information to ensure that all eligible parties, including tribes, have the information they need to apply for SIRG funding.



WHAT IS RADON?

Radon is a radioactive gas that occurs naturally in soil. Outdoors, radon levels are low because they are diluted.

However, in our homes radon levels can build up and increase our risk for developing lung cancer.

Radon enters our homes from the soil through cracks in concrete floors and walls, floor drains, sump pits, etc. If the concentration of radon increases, your family may be at risk.

If you knew there was one simple way to reduce the risk of lung cancer caused by radon for your whole family, you'd do it, right?

Well, there is. Order a simple-to-use test kit and test your home today.

IF YOU SMOKE AND YOUR HOME HAS HIGH RADON LEVELS, YOUR RISK OF LUNG CANCER IS HIGHER

GET YOUR TEST KIT

- Order a test kit at www.sosradon.org/purchase-kits
- Or by calling 1-800-SOS-RADON (1-800-767-7236)
- Buy at your local home improvement or hardware store.
- Contact your state's radon program or your county's extension office for info on requesting a test kit.

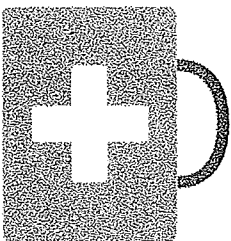
RADON RISKS

THE SILENT KILLER

You can't see radon, and you can't smell it or taste it. But, radon may be a problem in your home.



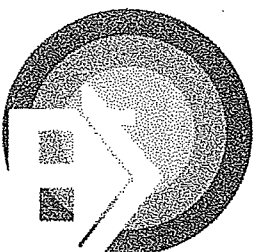
Scan with your smartphone camera to view a map containing contact info for your state's radon program.



WHY CARE ABOUT RADON?

The air on planet Earth contains radon. As we breathe, the radon gas can release tiny bursts of energy that can damage living lung tissue and can lead to lung cancer over time.

The Surgeon General warns that radon is the **second leading cause of lung cancer** in the U.S. Only smoking causes more lung cancer deaths. If you smoke and your home has high radon levels, your risk of lung cancer is higher.



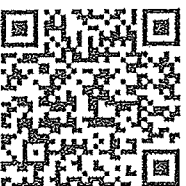
TEST YOUR HOME

Testing is the only way to know if your family is at risk from radon. Testing is inexpensive and easy.

1 Do-it-yourself test kits are simple to buy and use. It's as easy as opening a package, and putting the test kit in the right place. Be sure the cost of the lab analysis is included in the price

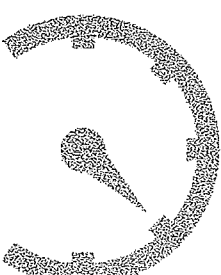
2 When the test is done, mail the kit to the manufacturer in the prepaid mailer that comes with the kit. Results usually come back within a few weeks.

3 Not a do-it-yourselfer? Hire a qualified radon professional to test your home. Find a local list of qualified radon test professionals:



Scan with your
smartphone camera

www.sosradon.org



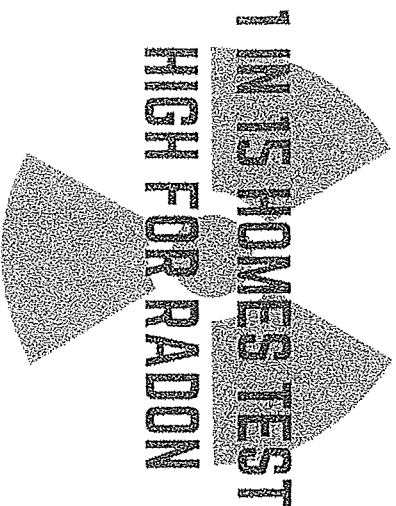
WHAT IF MY RADON IS HIGH?

If your home has radon concentrations at or above the EPA's radon action level of 4 pCi/L, it can be fixed. You may want to consider fixing if levels are between 2 and 4, as a precautionary measure.

Fixing a radon problem reduces the risk of lung cancer for you and your family.

Information is available to fix a radon problem. Call the National Radon Fix-It Line, 1-800-644-6999, for information about reducing radon in your home.

The cost to reduce radon depends on how your home was built. In most homes radon mitigation systems can be installed at a cost ranging \$800 and \$2,500; about the same cost as other common home repairs. And, the repairs are always less expensive than paying medical bills for lung cancer diagnosis and treatment."



THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

LEAD-BASED PAINT DISCLOSURE (Rentals)

Attachment to Residential Lease or Rental Agreement for the Premises known as:

Street Address

City

State

Zip

WARNING! LEAD FROM PAINT, DUST, AND SOIL CAN BE DANGEROUS IF NOT MANAGED PROPERLY

Penalties for failure to comply with Federal Lead-Based Paint Disclosure Laws include treble (3 times) damages, attorney fees, costs, and a base penalty up to \$11,000 (plus adjustment for inflation). The current penalty is up to \$16,000 for each violation.

Disclosure for Target Housing Rentals and Leases Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure to Tenant and Real Estate Licensee(s) and Acknowledgment

1. Landlord acknowledges that Landlord has been informed of Landlord's obligations. Landlord is aware that Landlord must retain a copy of this disclosure for not less than three years from the commencement of the leasing period.
2. Presence of lead-based paint and/or lead-based paint hazards (check one box below):
 - ☒ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 - ☐ Landlord has knowledge of lead-based paint and/or lead-based paint hazards are present in the housing (explain):

3. Records and reports available to Landlord (check one box below):

- ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
- ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Tenant's Acknowledgment

4. Tenant has read the Lead Warning Statement above and understands its contents.
5. Tenant has received copies of all information, including any records and reports listed by Landlord above.
6. Tenant has received the pamphlet "Protect Your Family From Lead in Your Home."

Real Estate Licensee's Acknowledgment

Each real estate licensee signing below acknowledges receipt of the above Landlord's Disclosure, has informed Landlord of Landlord's obligations and is aware of licensee's responsibility to ensure compliance.

Certification of Accuracy

I certify that the statements I have made are accurate to the best of my knowledge.

Landlord Date

Tenant Date

Landlord Date

Tenant Date

Real Estate Licensee (Listing) Date

Real Estate Licensee (Leasing) Date

TENANT APPLICATION FORM

Property Information

Address:

Rent \$

Deposit \$

Applicant History

Applicant's Full Name (Last, First, Middle Initial) Jr/Sr		Date of Birth	Social Security Number	Drivers License #
Phone # (Home)	Phone # (Work)	Email:		
Name of Co-Applicants (Separate Application required for each Co-Applicant) (Last, First, Middle Initial)		(Last, First, Middle Initial)		

Applicant's Present Address	City	Zip	Dates: From - To
Monthly Payment \$	<input type="checkbox"/> Rent <input type="checkbox"/> Own		<input type="checkbox"/> Apartment <input type="checkbox"/> House
Present Landlord's Name	Address	City	Zip Phone #

Applicant's Prior Address	City	Zip	Dates: From - To
Monthly Payment \$	<input type="checkbox"/> Rent <input type="checkbox"/> Own		<input type="checkbox"/> Apartment <input type="checkbox"/> House
Prior Landlord's Name	Address	City	Zip Phone #

Proposed Occupants

1 - (Last, First, Middle Initial)	Date of Birth	3 - (Last, First, Middle Initial)	Date of Birth
2 - (Last, First, Middle Initial)	Date of Birth	4 - (Last, First, Middle Initial)	Date of Birth
Does Applicant or any Proposed Occupant smoke? <input type="checkbox"/> yes <input type="checkbox"/> no			
Do you own a pet? <input type="checkbox"/> yes <input type="checkbox"/> no		Number of pets: _____	Type: _____

Employment

Current Employer (if self-employed, name of business) Business Address

Position	Type of Business	Dates: From - To	Monthly Income
Supervisor	Supervisor Phone	Other Income \$	Source

Prior Employer (if self-employed, name of business) Business Address

Position	Type of Business	Dates: From - To	Monthly Income
Supervisor	Supervisor Phone	Other Income \$	Source

Financial Info

Checking: bank and branch (include City/State)	Account #
Savings: bank and branch (include City/State)	Account #
Have you ever filed bankruptcy? <input type="checkbox"/> yes <input type="checkbox"/> no County/State where filed: _____ What year? _____	
Have you or any proposed occupant ever:	
Been convicted of a felony? <input type="checkbox"/> yes <input type="checkbox"/> no Describe: _____	
Been evicted from a rental? <input type="checkbox"/> yes <input type="checkbox"/> no Describe: _____	
Defaulted on a lease? <input type="checkbox"/> yes <input type="checkbox"/> no Describe: _____	

TENANT APPLICATION FORM

(continued)

Applicant Name

Applicant's Full Name (Last, First, Middle Initial) Jr/Sr

Personal Info

In case of emergency, please notify: (local name, address & phone number)				Relationship:	
Auto Make	Model	Year	License #	State	
Reason for relocation?				Do you have renter's insurance? <input type="checkbox"/> yes <input type="checkbox"/> no	

Consent to Verification of Credit and Other Information

I warrant, to the best of my knowledge, all of the information provided in this Application is true, accurate, complete and correct as of the date of this Application. If any information provided by me is determined to be false, such false statement will be grounds for disapproval of my Application or termination of my Lease with Owner.

I understand and agree: (i) this is an application to rent only and does not guarantee that I will be offered the Property, and (ii) Landlord or Manager or Agent may accept more than one application for the Property and, using their sole discretion, will select the best qualified applicant. I hereby authorize the Landlord or Manager or Agent to verify the information provided and obtain a credit report on me.

Applicant's Signature: _____ Date: _____

Receipt for Application Screening Fee

To Be Completed by Landlord, Manager or Agent	
<p>Applicant has paid a nonrefundable screening fee of \$ _____, applied as follows: \$ _____ for credit reports, \$ _____ for processing and verifying screening information (may include staff's time and related costs), and \$ _____ for other out of pocket expenses.</p> <p>The Applicant has read the foregoing and acknowledges receipt of a copy:</p> <p>Applicant's Signature: _____ Date: _____</p> <p>The undersigned has received the screening fee indicated above.</p> <p>Landlord, Manager, or Owner Signature: _____ Date: _____</p>	