

# Rental Application

# All Star Property, Inc.

Each prospective Resident 18 years of age and older MUST apply & sign any Rental Agreement

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
First M.I. Last

Email Address: \_\_\_\_\_

Social Security #: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Current Address: \_\_\_\_\_  
Number Street City State Zip

**Landlord:** \_\_\_\_\_ How long? \_\_\_\_\_

Landlord Phone: \_\_\_\_\_ Current Monthly Rent: \$ \_\_\_\_\_

Ever been evicted? \_\_\_\_\_ Ever broke a lease? \_\_\_\_\_ Any judgments by Landlord? \_\_\_\_\_

Do you have any pets? \_\_\_\_\_

**If less than two years:**

Previous Address: \_\_\_\_\_  
Number Street City State Zip

Landlord: \_\_\_\_\_ Landlord Phone: \_\_\_\_\_

Monthly Rent: \$ \_\_\_\_\_ How Long: \_\_\_\_\_

**Current Employer:** \_\_\_\_\_ Start Date: \_\_\_\_\_

Address: \_\_\_\_\_  
Number Street City State Zip

Phone: \_\_\_\_\_ Contact: \_\_\_\_\_

Gross Monthly Income: \$ \_\_\_\_\_ Position held: \_\_\_\_\_

**Other** Income: \$ \_\_\_\_\_ Describe: \_\_\_\_\_

**If less than two years:**

Previous Employer: \_\_\_\_\_ From/To: \_\_\_\_\_

**Other Residents who will be residing with you:**

Name	Age	Relation	Name	Age	Relation
------	-----	----------	------	-----	----------

_____	_____	_____	_____	_____	_____
-------	-------	-------	-------	-------	-------

**Vehicle Information:** Year Make Model Color Plate #

\_\_\_\_\_

**How did you hear about us?** ( ) Craigslist ( ) Drive by/Sign ( ) Friend ( ) Other \_\_\_\_\_

**In case of emergency contact:**

name: \_\_\_\_\_ phone: \_\_\_\_\_

**PLEASE READ CAREFULLY BEFORE SIGNING**

Applicant hereby authorizes verification of any and all information set forth on this application including the release of information from any Bank, Savings & Loan, Employer, Lender or Credit Reporting Agency. Applicant authorizes a Criminal History check. Applicant represents that the information set forth on this form is true and complete. Material misstatements or misrepresentations will be grounds for immediate rejection of this application. Furthermore, the undersigned recognize he/she/they has/have a continuing duty to notify the Landlord of any changes of any information contained in this application for the length of the tenancy. Applicant understands there is a **NON-REFUNDABLE application fee of \$30.00 per applicant**. Any deposit paid by potential tenant to hold a unit off the market is **NON-REFUNDABLE**.

Dated: \_\_\_\_\_ Signature of Applicant: \_\_\_\_\_

All Star Property, Inc.  
750 W. Belleview Ave. Englewood  
[www.allstarpropertyinc.com](http://www.allstarpropertyinc.com)  
Phone: 303.794.0402  
Fax: 303.798.8401

for office use only:  
Address: \_\_\_\_\_ Unit: \_\_\_\_\_  
RNT\$ \_\_\_\_\_ SecDep\$ \_\_\_\_\_  
move in date: \_\_\_\_\_ App\$ \_\_\_\_\_ Paid? ( )  
lease term desired: 12 mos \_\_\_\_\_

## **ADMISSION AND OCCUPANCY POLICY**

The following criteria is used when approving persons for residency at our Apartments. The criteria applies to every applicant who wishes to reside at this property. Apartments become available when they are ready to rent. We do not hold apartments. Applications must be filled out completely and are considered on a first come first served basis. We adhere to fair housing laws. If negative information is found in any category, the application is subject to denial. Management reserves the right to approve applicants with first and last month's rent plus deposit paid in advance at managements discretion if the applicant does not meet the credit or rental history criteria set forth herein.

**Photo Identification Required - 1<sup>st</sup> full month rent required at move-in. Prorated amount due 2<sup>nd</sup> month of tenancy.**

### **I. CREDIT HISTORY**

1. All applicants must be minimum legal age (18) to rent from All Star Property, Inc.
2. Any bankruptcy proceedings must be finalized prior to signing a lease.

### **II. INCOME**

1. All applicants must prove their actual income.
2. Income must be at least 3 times the amount of rent.

### **III RENTAL/LANDLORD HISTORY**

1. All applicants must provide positive landlord reference from a non family source for at least the two previous years.
2. All applicants must prove that previous rental payments were made on time and without demand.
3. All applicants must have satisfactorily completed their current contract.

### **IV. CRIMINAL RECORD**

1. A criminal record verification is made on all persons over the age of 18 who will occupy the apartment. Cause for the application to be rejected includes charges of:
  - A. Illegal drug activity or gang involvement of any kind.
  - B. Any violent act against another person
  - C. Vandalism, Arson, Crimes against property
  - D. Burglary, Theft, Forgery, Fraud
  - E. Criminal Trespass
  - F. Stalking, Restraining Order
2. Anyone ever convicted of child abuse, child molestation or negligence is denied.

### **V. OCCUPANCY POLICY**

Occupancy shall be limited to a maximum of three persons of the same family (adult & two children OR two adults & one child) or two non related persons for a 1 bedroom apartment. Management will not approve a request by a Resident to add an additional person to a household until that applicant has completed the screening process using the criteria noted above.

If it is found that the applicant has given false information or has not accurately completed the application, occupancy will be denied. If a lease has been entered into and such information is discovered, the lease will be voided and action may be taken to evict.

I have read and understand that a credit check, verification from a resident's former landlord, employment history and criminal record will be made as well as any other verification necessary as required by the Policy needed to determine eligibility. In addition, it is understood that a similar verification may be made from time to time during my occupancy.

---

Applicant

Date