

**APPLICATION FOR RESIDENCY
DRAKE MANOR MANAGEMENT
2643 MIDPOINT DR. SUITE A
FT. COLLINS, COLORADO 80525
970-493-4052 PHONE
970-484-5051 FAX**

APPLICANT:

Property Address: _____ Requested lease start Date: _____
Requested lease end date: _____ Rental Rate: \$ _____

Name: Last _____ First _____ Middle Name: _____
Date of Birth: ____/____/____ SSN# _____ Dr. License State/#: _____
Phone Numbers: Home _____ Work _____ Cell _____
Email Address: _____

Residence History

Present Address: _____ Rent: _____
City: _____ State: _____ Zip: _____
Landlord Name: _____ Phone #: _____
Reason for Moving: _____

Previous Address: _____ Rent: _____
City: _____ State: _____ Zip: _____
Landlord Name: _____ Phone #: _____
Reason for Moving: _____
Permanent Address: _____

Personal information

Personal Reference: _____ Phone #: _____
Personal Reference : _____ Phone #: _____
Contact in case of Emergency: _____ Phone #: _____
Address: _____

Children: Names/Ages: _____

Pets: yes / no Number _____ Breed _____ Name _____
Weight _____ Male / Female Age _____ Neutered or Spayed: yes / no De-clawed yes / no
Breed: _____ Name: _____ Age: _____ M/F ___ Neuter/Spay. Declaw Y/N

Employment:

Employer: _____ Phone #: _____
Supervisor: _____ Phone #: _____
Position: _____ Income: _____ Date Hired: _____
Previous Employer: _____ Phone #: _____
Supervisor: _____ Phone #: _____
Position: _____ Income: _____ Length of Employment: _____

Financial Information:

Name of Bank: Checking _____ Phone #: _____
Savings _____ Phone #: _____
Have you ever filed Bankruptcy? _____ Have you ever been evicted? _____

Have you ever been posted with a 3 Day Notice: _____ If Yes, please explain:

Have you ever been convicted of a felony? If so explain _____

OVER

(PLEASE READ AND SIGN BACK PAGE)

I/We as applicant(s) represent that the statements are true and correct and hereby authorize verification of references whereby information is obtained through personal interviews with my/our landlord, employer, or others with whom I/we am acquainted. I/We also understand that a credit/criminal report(s) will be obtained from Kroll Factual Data. This inquiry includes information as to our character, general reputation, personal characteristics and mode of living etc. Owner or agent has the right to reject this application per credit and personal qualifying criteria and to refuse possession of the above mentioned accommodations.

This deposit amount will be held by Drake Manor Management until approval or denial of application is processed. Upon approval of application this deposit shall be applied to the security deposit required under the lease terms. If applicant is accepted as resident and enters into a lease agreement, then this document shall become part of the lease. If the landlord determines that any information contained herein is false, then that shall constitute an event of default under the lease.

Drake Manor Management, Inc. is a licensed Real Estate Company in the State of Colorado. The Broker is leasing and or managing the property as Agent for the Owner and the Broker is not an Agent for the Resident. The Broker will negotiate on behalf of and act as an advocate for the Owner.

I/We understand that an **application fee** of **\$35.00** per applicant will be charged and is non-refundable.

Applicant: _____ Date: _____

If Applicant is married and residence, financial information is the same as spouse, Co- Applicant may fill out the following:

Co-Applicant Name:

Last _____ First _____ Middle Name: _____
Date of Birth: ____/____/____ SSN# _____ Dr. License State/#: _____
Phone Numbers: Home _____ Work _____ Cell _____
Email Address: _____
Previous Address if not same as Applicant: _____

Employment:

Employer: _____ Phone #: _____
Supervisor: _____ Phone #: _____
Position: _____ Income: _____ Date Hired: _____
Previous Employer: _____ Phone #: _____
Supervisor: _____ Phone #: _____
Position: _____ Income: _____ Length of Employment: _____

Contact in case of Emergency: _____ Phone #: _____

Address: _____

Please Sign:

Co-Applicant: _____ Date: _____

Please sign the Broker Addendum attached to this application

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this disclosure, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

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

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

Transaction-Broker: A transaction-broker assists the buyer or seller 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 buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer 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 BUYER

The Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below _____ is for a specific property described as: _____ or real estate which substantially meets the following requirements:
_____.

CHECK ONE BOX ONLY:

Customer: The Broker is the seller's agent and the Buyer is a customer.

Customer for Broker's Listings - Transaction-Brokerage for Other Properties: When the Broker is the seller's agent, the Buyer is a customer. When the Broker is not the seller's agent, the Broker is a transaction-broker assisting in the transaction.

Transaction-Brokerage Only: The Broker is a transaction-broker assisting in the transaction. If the Broker is acting as a transaction-broker, Buyer consents to Broker's disclosure of Buyer'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 Buyer, or use such information to the detriment of Buyer.

THIS IS NOT A CONTRACT.

BUYER ACKNOWLEDGEMENT:

The Buyer acknowledges that the Buyer has received this Brokerage Disclosure to Buyer on _____.

Buyer X _____ Buyer _____

BROKER ACKNOWLEDGEMENT:

On _____, the Broker provided _____ (Buyer) with this Brokerage Disclosure to Buyer at _____ (location) and retained a copy for the Broker's records.

Brokerage Firm's Name: _____

Broker