



PROPERTY MANAGEMENT

3520 Galley Road, Ste 200
Colorado Springs, CO 80909
Phone: 719-359-9491/719-574-5000
Fax: 719-576-2120/
E-Mail: Info@ACutAboveManagement.com
Web Site: www.ACutAboveManagement.com

*A Cut Above Property Management
& property owners reserve the right
not to accept certain breeds of dogs.*

*Applicant's gross monthly income
must be at least 3 times the rent to
qualify.*

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.

Monthly Rent _____

Approved by _____

Possession Date _____

Date _____

A CUT ABOVE PROPERTY MANAGEMENT RENTAL APPLICATION

Today's Date _____

Property Applied
for _____

App. Fee Pd Not Pd

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 listed below, 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 A CUT ABOVE PROPERTY MANAGEMENT. I/We specifically authorize A CUT ABOVE PROPERTY MANAGEMENT to verify my/our employment and mortgage or rental history in conjunction with processing this application.

In the event more than one application is received for a property, the more qualified applicant will be offered a lease on the property. This application shall become a part of your lease, if you are accepted. Any misstatement or inaccuracy, whether intentional or inadvertent, shall be grounds for us to terminate any lease you enter. A **Fifty dollar (\$50.00) non-refundable** application fee is charged to each adult applicant to defray processing and credit report costs. Please obtain your receipt when you turn in this application. Personal checks and debit/credit cards are **not accepted** for application fee. The balance of the Security Deposit is due within 24 hours of application approval.

I/We understand that should your application be accepted, and you move into the property you agree and approve that communication can transpire thru voice, email and or text.

**YOU MUST COMPLETE ENTIRE APPLICATION
BEFORE IT WILL BE ACCEPTED**

**BRING IN PROOF OF INCOME FOR ENTIRE HOUSEHOLD
OR APPLICATION WILL NOT BE ACCEPTED**

APPLICANT (1) INFORMATION

Last: _____ First: _____ Middle: _____ Jr./Sr.: _____
SS#: _____ DOB: _____ Phone: _____
Driver's License # _____ State _____ Email: _____

CURRENT ADDRESS

Street: _____ City: _____ State: _____
Zip: _____ Time at residence: _____ Monthly Pmt: _____
Landlord or Mortgage Holder: _____ Phone: _____
Reason for Moving: _____

PREVIOUS ADDRESS (If at current address for less than 3 years)

Street: _____ City: _____ State: _____
Zip: _____ Time at residence: _____ Monthly Pmt: _____
Landlord or Mortgage Holder: _____ Phone: _____
Reason for Moving: _____

EMPLOYEE STATUS

Full Time ____ Part Time ____ Unemployed ____ Student ____ Retired ____

Employers Name: _____ Employer phone: _____
Address: _____ Supervisor: _____
How long? _____ Position: _____ Rank/Rate/Pay Grade: _____
Monthly Income (gross) \$ _____ Other source of income: _____ Amount: _____

IN CASE OF EMERGENCY (cannot be a spouse or significant other)

Nearest Living Relative _____ Phone _____
Address _____ Relationship _____

VEHICLE INFORMATION

Auto make _____ Color _____ Tag# _____ State _____

CRIMINAL INFORMATION

Have you ever been convicted of or pled guilty to a crime? If YES, please give details

CREDIT INFORMATION

Bank _____ Address _____
Account # _____ Checking _____ Savings _____ Other _____
Credit Reference _____ Account _____

Will anyone not listed on this application be staying in the home? Yes No If YES, how many, and what is/are relationship(s)

Do you have pets? _____ How many _____ Type(s) _____ Breed(s) _____

Signature _____ Date _____

APPLICANT (2) INFORMATION

Last: _____ First: _____ Middle: _____ Jr./Sr.: _____
SS#: _____ DOB: _____ Phone: _____
Driver's License # _____ State _____ Email: _____

CURRENT ADDRESS

Street: _____ City: _____ State: _____
Zip: _____ Time at residence: _____ Monthly Pmt: _____
Landlord or Mortgage Holder: _____ Phone: _____
Reason for Moving: _____

PREVIOUS ADDRESS (If at current address for less than 3 years)

Street: _____ City: _____ State: _____
Zip: _____ Time at residence: _____ Monthly Pmt: _____
Landlord or Mortgage Holder: _____ Phone: _____
Reason for Moving: _____

EMPLOYEE STATUS

Full Time _____ Part Time _____ Unemployed _____ Student _____ Retired _____

Employers Name: _____ Employer phone: _____
Address: _____ Supervisor: _____
How long? _____ Position: _____ Rank/Rate/Pay Grade: _____
Monthly Income (gross) \$ _____ Other source of income: _____ Amount: _____

IN CASE OF EMERGENCY

Nearest Living Relative _____ Phone _____
Address _____ Relationship _____

VEHICLE INFORMATION

Auto make _____ Color _____ Tag# _____ State _____

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I authorize A Cut Above Property Management to obtain information about me from my credit report, current and previous landlords, employers, and personal references. I authorize the above mentioned to disclose to A Cut Above Property Management such information about me as is requested.

X _____
Application Signature Date Print Name

X _____
Application Signature Date Print Name

VERIFICATION: To be completed by A Cut Above Property Management

To whom it may concern: Please fill out the questions below and return to A Cut Above for the property located at _____

Management Company/Manager _____

Lease Dates: From _____ To _____. Monthly Rent: \$ _____ Paid on time? Yes ___ No ___ Number of late payments _____ How many days late _____ Number of NSF's _____ Any monies outstanding _____ Deposit paid at move in \$ _____ Amount returned \$ _____ Legal or 3-day Notice ever served Yes ___ No ___ If yes, how many times _____ Previous inspections found the property in Good ___ Fair ___ Bad ___ Condition. Pets allowed Yes ___ No ___, if yes any pet damage _____ Proper Notice Given to vacate _____ Move out Condition: Pending ___ Good ___ Fair ___ Bad ___ Would you rent to this applicant again? _____

Comments: _____

Representative Name _____ Signature _____ Date _____

EMPLOYMENT:

Company employed by _____ From _____ To _____

Gross Monthly Wages _____, Position Stability: Long Term _____ Part Time _____ Temp _____ Manager

Name _____ Signature _____ Date _____