Application Screening Criteria / Disclosure

1. A complete application:
One for each person 18 years of age and older. We will not accept an incomplete application.

2. Rental history verifiable from unbiased sources:
It is your responsibility to provide us with the information necessary to allow us to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history.

3. Sufficient income/resources:
Proof of income through pay stubs (3 most recent) or other sources must equal a full month of information. Disability income must include a copy of the award letter. Income taxes must be verifiable through pay stubs, employer contract, or tax records. All other income, including self employment, must be verifiable through tax records or 6 months' worth of bank statements. For housing voucher programs, the amount of assistance will be considered part of your monthly income for purposes of figuring the proportion.

4. Your application is subject to denial if:
- You make any derogatory statement and/or show combative behavior at any time during the application process.
- You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement can be terminated.
- Previous landlords report significant complaint levels of noncompliance activity including but not limited to:
- Repeated disturbance of the neighbor’s peaceful enjoyment of the area.
- Damage to the property beyond normal wear.
- Allowing persons not on the lease/rental agreement to reside on the premises.
- Failure to give proper notices when vacating the premises.
- Previous landlords would be disinclined to rent to you again for any reason pertaining to the behavior of yourself, your pets, or others allowed on the property during your tenancy.

5. Credit requirements:
Reasonable credit is required. Outstanding collections, bankruptcy, repossession, lien, judgment, etc. may result in denial or additional deposits being required by the owner.

6. Criminal requirements:
Applicants with violent criminal charges may result in denial.

7. Applications can take 2-3 business days to process, depending on rental history verification, and access to owners for approval.

8. We accept simultaneous applications on properties with disclosure to each applicant. It is prospective tenants’ choice to run in competition or not.

9. Variance policy:
Failure to meet the screening criteria, as stated, may be grounds for denial of application or payment of an additional deposit.

10. Sight unseen applications are accepted, although not encouraged.

11. Consumer credit reports information is obtained from:

TransUnion
PO Box 390
Springfield, PA 19064
(800) 916-8800

FED (eviction) and criminal information is obtained from:
Background Investigations
PO Box 2228
Lake Oswego, Oregon 97035
(503) 639-6000
If you are accepted, you be required to sign the necessary rental agreement (forms) (as soon as property is available) in which you will agree to abide by the rules of the rental unit or complex. A complete copy of our rental agreement is available at our office for anyone who would like to review it.

We take each provision of our rental agreement seriously. The agreement and the attached provisions have been specifically written to assure that those who are contemplating illegal activity will find little room to maneuver. Our intention in providing such an agreement is to assure that our honest tenants are given the best housing we can provide and that dishonest tenants are given little room to pursue illegal activity.
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

Property Applied for ___________________________

Today’s Date ___________________________ App. Fee Pd □ Not Pd □

SB19-1106 requires we disclose our fees incurred in running your application. A Cut Above is charged $17.00 per applicant from Appfolio and ACAM expense to complete the application is between $33.00 and $50.00 depending on the amount of additional information required to complete your application.

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: ____________

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: ___________________________
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_________________
Rental Application Disclosure

Any individual may put in an application to rent one of our properties sight unseen. **Within 24 hours of approval:**

- Resident will pay the balance of the security deposit with a money order, cashiers or bank check.
- Sign the lease, which is NOT subject to change.
- Return lease via fax, email, or overnight mail.

The Resident acknowledges that they are accepting this property in an “as is” condition. If the Resident changes their mind, they in fact, **FORFIET ALL** monies paid.

A CUT ABOVE PROPERTY MANAGEMENT, INC. is held harmless from any decision a perspective resident makes on a property applied for unseen, and Resident will **NOT** be released from any liability or responsibility from lease should said Resident be accepted, signed the lease via fax, email and/or mail and then change their mind when they arrive in town to take possession of home they applied and were approved for.

<table>
<thead>
<tr>
<th>Property Address applied for</th>
<th>A Cut Above Property Management</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prospective Resident Date</td>
<td>Prospective Resident Date</td>
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PET APPLICATION

PETS ARE APPROVED AT THE DISCRETION OF MANAGEMENT AND/OR PROPERTY OWNER

Tenants acknowledge that a $25.00 pet fee per month will be charged on the first animal and $15.00 pet fee per additional pet.

Before the pet is allowed on the property, the criteria listed below and a separate pet agreement must be completed and signed by the tenant and all other residents staying at the property and executed by a representative of A Cut Above Property Management, Inc.

DATE: ______________________________________

Applicant's Name/s: ____________________________________________________________

____________________________________________________________________________

Desired Rental Address: ________________________________________________________
(Or current address if you are already a tenant of A Cut Above Property Management, Inc)

Additional Security Deposit: ____________________________________________________

Pet Name/s: ________________________________________________________________

Type (Dog, Cat, etc): _________________________________________________________

Breed/Gender/Altered?: _______________________________________________________

Color/weight/age: ____________________________________________________________

City/County License #: ______________________________________________________

Date of last Rabies shot: _____________________________________________________

Is the pet housebroken? ____________________________________________________

A Cut Above Property Management, Inc requires a photo of the above pet/s to be attached to this application.

If A Cut Above Property Management, Inc is not provided with all information listed above and a completed pet agreement for the pet(s) is not completed, the pet(s) may be denied and removed if necessary. If the pet is already at the property, it must be removed immediately.

It is a Colorado Requirement that ALL dogs over the age of 4 months old be registered and licensed with the Humane Society of the Pikes Peak Region (719-473-1741) within 30 days of your move to the region.

Signature of pet owner: ____________________________ Date ________________

Approved by: ____________________________ Date ________________
PET ADDENDUM
(Becomes a part of the Lease Agreement)

PLEASE NOTE: Pets are a serious responsibility and risk for each tenant in the dwelling. If not properly controlled and cared for, pets can disturb the rights of others and cause damages running into many hundreds of dollars for which tenants will be held liable. Tenants acknowledge that a $25.00 pet fee per month will be charged on the first animal and $15.00 pet fee per additional pet.

PROPERTY ADDRESS:__________________________________________

LEASE COMMENCEMENT DATE:__________________________________

When “Management” is stated below, it means A Cut Above Property Management, Inc.

CONDITIONAL AUTHORIZATION FOR PET—Tenants are hereby authorized to keep a pet, which is described below, on the premises of the above dwelling unit until the above described lease expires. Authorization may be terminated sooner if the tenant’s right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by tenants, guests, or occupants.

ADDITIONAL SECURITY DEPOSIT: $__________________________

The total security deposit as required in the lease shall be increased by the foregoing amount. Such additional security deposit shall be considered as a general security deposit for any and all purposes. Refund of the security deposit shall be subject to all the terms and conditions set forth in the lease. The additional security deposit is not refundable prior to surrender of the premises by all tenants, even if the pet has been removed. If this pet is no longer on this property, another one may not be added, without written consent of Management and additional security deposit will be required.

ADDITIONAL PET RENT: $__________ is added monthly to rent during the term of the lease.

NO LIMIT LIABILITY—The additional monthly rent and/or additional security deposit under this pet agreement is not a limit to the tenants’ liability for property damages, cleaning, deodorizing, deflealing, replacement and/or personal injuries as set forth in this agreement. Rental Insurance covering liability for your pet is STRONGLY urged.

DESCRIPTION OF PET—Only the following described pet is authorized to be kept in tenants’ premises. No substitutions are allowed. No other pet shall ever be permitted on the premises by tenants or tenants’ guests or occupants. This prohibition includes mammals, reptiles, birds, fish, rodents, and insects.

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<tr>
<th>Dog name</th>
<th>Sex/Breed/Altered?</th>
<th>Color/Age</th>
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<tr>
<td>Date of last Rabies shot</td>
<td>City/County license #</td>
<td>Housebroken?</td>
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<tr>
<td>Cat name</td>
<td>Sex/Breed/Altered?</td>
<td>Color/Age</td>
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<tr>
<td>Date of last Rabies shot</td>
<td>City/County license #</td>
<td>Declawed?  Box-trained?</td>
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LIABILITY OF DAMAGES, CLEANING, ETC—Tenants shall be jointly responsible and liable for the entire amount of all damages caused by such pet and all cleaning, defleaing, deodorizing required. This applies to all carpets, walls, window, screens, appliances, furniture, and any other part of the dwelling unit, including but not limited to landscape or other improvements to the property. Payment for such damages will be due immediately upon demand. Tenants will also be liable for any damages or injuries that occur to any person or property of others, caused by such pet. Tenants will also be liable for litigation and attorney's fees resulting from the same.

MOVE OUT—Upon move out of tenants, tenants shall pay for the defleaing, deodorizing, and shampooing to protect any future tenants from possible health hazards regarding how long the pet has occupied the premises. Proof of same to be delivered to management with keys, etc. If proof is not provided, management, may, at its discretion, have the procedures repeated again at tenants expense if it is not done properly.

MULTIPLE TENANTS—Each tenant who is on the lease, shall sign this pet agreement. Tenants and tenants’ guests shall abide by all pet rules. Each tenant shall be jointly liable for charges and damages even if such tenant does not own the pet.

TENANTS HAVE RECEIVED A COPY OF THIS AGREEMENT.

NO ORAL AGREEMENTS CAN BE MADE

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