



Application Screening Criteria / Disclosure

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

1. **A complete application to include a completed Pet Screening through <https://csrentals.petscreening.com>.** *Before* dropping off your application, please complete pet screening **online** regardless of whether you have a pet or not. Please see our ***Pet Policy on Paw Scores*** for rental fees. One application is required 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 (most recent) or other sources must equal three (3) full months 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, VA or other voucher programs, the amount of assistance will be considered part of your monthly income for purposes of figuring the proportion. Child support or spousal support must be verified through a registry and have 6 months' worth of payments made through that registry to be used as income.
4. **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. Negative credit 7 years old and older cannot be a reason for denial.
5. **Criminal History:** Applicants with violent criminal charges, meth charges, sex offenders may result in denial. Any other criminal charges 5 years or older cannot be a reason for denial. Arrests alone are not grounds for denial.
6. **Your application is subject to denial if:**
 - a. You make any derogatory statement and/or show combative behavior at any time during the process.
 - b. You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement can be terminated.
 - c. Previous landlords report significant complaint levels of noncompliance activity including but not limited to:
 - i. Repeated disturbance of the neighbor's peaceful enjoyment of the area.
 - ii. Damage to the property beyond normal wear.
 - iii. Allowing persons not on the lease/rental agreement to reside on the premises.
 - iv. Failure to give proper notices when vacating the premises.
 - v. 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.



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

8. **Application Processing:** Applications can take two-three (2-3) business days or longer to process, depending on rental history verification, and access to owners for approval. We accept simultaneous applications on properties with disclosure to each applicant. It is prospective tenants' choice to run in competition or not. Sight unseen applications are accepted, although not encouraged.

9. **Credit/Criminal Information:**
Consumer credit reports information is obtained from:
TransUnion
P.O. Box 390
Springfield, PA 19064
(800) 916-8800

FED (eviction) and criminal information is obtained from:
Background Investigations
P.O. Box 2228
Lake Oswego, Oregon 97035
(503) 639-6000

10. **Upon Acceptance:**
If you are accepted, you be required to sign the necessary rental lease agreement and addendums. In which you will agree to abide by the rules of the rental unit or community. A complete copy of our rental agreement is available at our office for anyone who would like to review it.



Residential Benefits Package (RBP):

The A Cut Above Property Management, Inc. Resident Benefits Package (RBP) delivers savings and convenient professional services that make taking care of your home second nature. *Applicant* agrees to be enrolled and pay the applicable cost of \$30.00 per unit with your rent each month.

Your RBP may include (subject to property mechanicals or other limitations):

- Changing filters, a known tenant responsibility, is now as easy as opening the front door. For our properties with HVAC, we've made every effort to ensure your obligation to change the filter(s) is as easy as possible by having them delivered to your door approximately every 90 days, or as required by your system. This service helps you save up to \$250 per year, improves your indoor air quality, and reduces the hassle and liability of repairs.
- Utility concierge service: in one call, set-up your general utility services, cable, and internet services – all at the best price available.
- A resident rewards program that helps you earn rewards for just enrolling and paying your rent on time; enjoy saving on everyday expenses for a premier rental experience.
- Credit building to help boost your credit score with timely rent payments.
- Twenty-Four/Seven (24/7) online maintenance reporting aimed at making reporting those pesky maintenance issues easy and timely.
- Easy access to your account, documents, and communication resources through our convenient online portal.
- We know you're busy, so choose from a variety of ways to make your rental payments online.
- Vetted vendor network: we find qualified technicians, and you can feel comfortable knowing they are reputable, licensed, and insured.
- Periodic preventive maintenance walk-through to ensure your experience is comfortable and that your home is kept in tip-top condition.
- Waived or reduced fees (policies apply): We understand that life happens so we will grant you a one-time waived late fee per calendar year.

PLEASE NOTE: The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a lack of HVAC or any other limitation at a specific property.






Pet Policy

A Cut Above Property Management, Inc. stands a cut above the rest to provide a home best suitable for our tenants as well as their beloved companions. We understand that pets play a significant part in many people’s lives, so we strive to allow most breeds in our rental properties. Please make sure to ask if the property that has caught your eye accepts pets as some restrictions may apply. Pet screening profiles are required for every applicant applying for one of our properties. Pet screening provides a risk level assessment for each pet profile which is based on the overall risk of the pet. Pet fees are based upon the *Paw Score Risk Levels*. Pet screenings & policy affirmations can be completed by going to <https://csrentals.petscreening.com> to obtain your paw score(s).

Regardless of prior consent, A Cut Above Property Management, Inc. reserves the right to have any pet removed from the property if it is determined that the pet poses a threat to the safety or condition of the property or any of the people in the property or the community.

A Cut Above Property Management, Inc. charges a pet fee each month for each of your pets. The term “pet fee” is simply a fee you will pay with your property rent. The charges breakdown as follows for each “Paw Score” risk level and non-traditional pets:

Pet Processing and Lease Addendum Fee for Pets*

				
1 Paw - \$65	2 Paw - \$55	3 Paw - \$45	4 Paw - \$35	5 Paw - \$25

Pet Fee (Paid Monthly with Property Rent to A Cut Above Property Management, Inc.)

*Dogs & Cats	Based Upon Paw Score
Birds (per cage)	Small Breed - \$10
Small Breed (i.e. Budgies & Finches)–Large Breed (i.e. Parrots & Cockatoos)	Large Breed - \$25
Caged Pets (per pet) (Hamsters, Gerbils, Guinea Pigs, Reptiles, Ferrets, Amphibians etc.)	\$10
Water Filled Tanks “Fish Tanks” (Per Tank Over 10gal) *max of 40 gal	\$10 per 10 gallons

*Please note some properties require an additional pet rent and pet deposit.

3520 Galley Road, STE 200
 Colorado Springs, CO 80909
 Phone: 719-574-5000 / Fax: 719-574-2361
 E-Mail: admin@csrentals.com
www.CSrentals.com / www.acutabovemanagement.com



A CUT ABOVE PROPERTY MANAGEMENT, INC. RENTAL APPLICATION

<p>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.</p>	<p>Applicant's gross monthly income must be at least three (3) times the rent to qualify.</p>
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Property Applied For: _____

Monthly Rent: _____ Date: _____ Possession Date: _____

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FOR OFFICE USE ONLY: Approved by: _____ Today's Date: _____ App Fee Pd: Yes: No:

Tenant understands Resident Benefits Package (RBP) of \$30.00 monthly, payable with rent: Yes: No:

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, INC.** I/we specifically authorize **A CUT ABOVE PROPERTY MANAGEMENT, INC.** 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 **twenty-four (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, EXTERNAL PET SCREENING,
 AND PROVIDE PROOF OF INCOME DOCUMENTATION FOR ENTIRE HOUSEHOLD
BEFORE IT WILL BE ACCEPTED.**

Please Initial After Reading: _____

Revised 5.25.21

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Applicant One (1) Information:

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

CURRENT ADDRESS (Need Full Three (3) Years of History):

Street: _____ City: _____ State: _____
Zip: _____ Time at Residence: _____ Monthly Payment: \$ _____
Landlord: or Mortgage Holder: Name: _____ Phone: _____
Reason for Moving: _____

PREVIOUS ADDRESS (If at Current Address for Less than Three (3) Years):

Street: _____ City: _____ State: _____
Zip: _____ Time at Residence: _____ Monthly Payment: \$ _____
Landlord: or Mortgage Holder: Name: _____ Phone: _____
Reason for Moving: _____

EMPLOYEE STATUS: Full-Time: Part-Time: Unemployed: Student: Retired:

Employer's Name: _____ Employer's Phone: _____
Address: _____ Supervisor Name/Title: _____
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: _____ City: _____ State: _____ Relationship: _____

VEHICLE INFORMATION: Auto Make: _____ Color: _____ Tag #: _____ State: _____

CRIMINAL INFORMATION: Have you ever been convicted of or pled guilty to a crime? Yes: No: If **yes**, please explain:

CREDIT INFORMATION: Bank: _____ Address: _____
Account #: _____ Checking #: _____ Savings #: _____ Other: _____

TENANTS: Will anyone not listed on application be staying in the home including minors/children? Yes: No: If **Yes**,
how many and what is/are relationship(s) and ages: _____

PETS: Yes: No: How many? _____ Type(s): _____ Breed(s): _____

SIGNATURE: _____ **Date:** _____

Please Initial After Reading: _____

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Applicant Two (2) Information:

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

CURRENT ADDRESS (Need Full Three (3) Years of History):

Street: _____ City: _____ State: _____
Zip: _____ Time at Residence: _____ Monthly Payment: \$ _____
Landlord: or Mortgage Holder: Name: _____ Phone: _____
Reason for Moving: _____

PREVIOUS ADDRESS (If at Current Address for Less than Three (3) Years):

Street: _____ City: _____ State: _____
Zip: _____ Time at Residence: _____ Monthly Payment: \$ _____
Landlord: or Mortgage Holder: Name: _____ Phone: _____
Reason for Moving: _____

EMPLOYEE STATUS: Full-Time: Part-Time: Unemployed: Student: Retired:

Employer's Name: _____ Employer's Phone: _____
Address: _____ Supervisor Name/Title: _____
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: _____ City: _____ State: _____ Relationship: _____

VEHICLE INFORMATION: Auto Make: _____ Color: _____ Tag #: _____ State: _____

CRIMINAL INFORMATION: Have you ever been convicted of or pled guilty to a crime? Yes: No: If **yes**, please explain:

CREDIT INFORMATION: Bank: _____ Address: _____
Account #: _____ Checking #: _____ Savings #: _____ Other: _____

TENANTS: Will anyone not listed on application be staying in the home including minors/children? Yes: No: If **Yes**,
how many and what is/are relationship(s) and ages: _____

PETS: Yes: No: How many? _____ Type(s): _____ Breed(s): _____

SIGNATURE: _____ **Date:** _____

Please Initial After Reading: _____

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TENANT CONSENT FOR VERIFICATION:

I authorize *A Cut Above Property Management, Inc.* 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, Inc.* such information about me as is requested.

X _____
Applicant One (1) Signature **Date** **Print Name**

X _____
Applicant Two (2) Signature **Date** **Print Name**

VERIFICATION: TO BE COMPLETED BY A CUT ABOVE PROPERTY MANAGEMENT, INC.

To whom it may concern: Please fill out the questions below and return to *A Cut Above Property Management, Inc.* for the property:

TO BE COMPLETED BY: MANAGEMENT COMPANY / PROPERTY MANAGER:

Management Company/Manager Name: _____ Lease Dates From: _____ To: _____
 Monthly Rent: \$ _____ Paid on Time? Yes: No: # of Times Late: _____ How many Days Late: _____
 # of NSF's: _____ Any Moneys Outstanding: \$ _____ Deposit Paid At Move-In: \$ _____ Amount Returned: \$ _____
 Legal or 3Day Notice Ever Served: Yes: No: If Yes, How Many Times: _____ Proper Notice to Vacate: Yes: No:
 Inspections Found Property In: Good: Fair: Bad: Condition. Move-Out: Good: Fair: Bad: Condition.
 Pets Allowed: Yes: No: If yes, any pet damage? Yes: No: Would you rent to applicant again? Yes: No:
 Comments: _____

X _____
Representative Signature **Date** **Print Name and Title**

TO BE COMPLETED BY: EMPLOYER:

Company Employed by: _____ Dates From: _____ To: _____
 Gross Monthly Wages: \$ _____, Position Stability: Long-Term: Part-Time: Temporary: Seasonal:
 Manager Name: _____ Comments: _____

X _____
Representative Signature **Date** **Print Name and Title**

Please return at earliest convenience via email: admin@csrentals.com or fax number: 719-574-2361.



RENTAL APPLICATION DISCLOSURE

Any individual may put in an application to rent one of our properties sight unseen.

WITHIN TWENTY-FOUR (24) HOURS of APPROVAL:

- Resident will pay the balance of the security deposit with a money order, cashier's check, or bank check.
- Sign the lease, which is **NOT** subject to change.
- Return the 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, **FORFEIT ALL** monies paid.

A Cut Above Property Management, Inc. is not 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 the home they applied and were approved for.

X _____
 Property Address Applied For A Cut Above Property Management, Inc.

X _____
 Prospective Resident One (1) Signature Date Print Name

X _____
 Prospective Resident Two (2) Signature Date Print Name

X _____
 Prospective Resident Three (3) Signature Date Print Name

X _____
 Prospective Resident Four (4) Signature Date Print Name

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 _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____

Broker