



Address: _____

5140 N. Union Blvd., #101 - Colorado Springs, CO 80918
Phone: 719-574-4646 Fax: 719-264-9624 Toll Free: 1-866-893-0222
E-mail: jclemente@pcisys.net Website: www.clementehomes.com

**IF YOU WISH TO MAKE APPLICATION ON A PROPERTY,
PLEASE READ THIS INFORMATION CAREFULLY!!**

***A NON-REFUNDABLE FEE OF \$25.00 PER ADULT OCCUPANT IS REQUIRED
AT THE TIME OF APPLICATION***

You are making an application only. Please do not assume you have rented the property until notified by John M. Clemente or his staff. Should there be more than one application on the same property, they will be processed at the same time. Please make sure that the application is completely filled out, copy of driver's license(s) and appropriate application fee. Application approval or disapproval will be determined as soon as all verifications are received at CLEMENTE REAL ESTATE SERVICES.

ALL APPLICANTS MUST BE 21 YEARS OLD OR OLDER. NO CO-SIGNERS ACCEPTED.

***** TYPICAL REASONS FOR DISAPPROVAL OF APPLICATION
IS BAD CREDIT; EVICTIONS; RECENT BANKRUPTCY;
COLLECTIONS; FORECLOSURE AND JUDGEMENTS *****

***We will continue to show the property to others until a qualified applicant
is accepted and a HOLDING DEPOSIT has been paid.***

**** PRICES & CONDITIONS SUBJECT TO CHANGE WITHOUT NOTICE **
** DATA BELIEVED TO BE RELIABLE BUT NOT GUARANTEED ****

The pro-rated first month's rent is taken on move-in day. **Additional Holding Deposits or
Advanced pre-paid last month(s) rent may be required for various reasons as a condition
of acceptance.**

Holding Deposit must be paid by personal check or certified funds only within 24 hours of acceptance. We can not accept cash. Remember that the property is still being marketed until the Holding Deposit is paid.

After acceptance and payment of the Holding Deposit, you will need to make an appointment with our office to finalize the Lease Agreement. You will need to bring proof of renters insurance to the Lease signing appointment. All appointments will be at the office and no keys or garage door opener remotes will be issued unless the lease is signed by all parties and rent has been paid.

I have read the above-mentioned information on: _____
DATE

APPLICANT SIGNATURE

CO-APPLICANT SIGNATURE

Application Received	BY	DATE	TIME
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Avail _____
Rent \$ _____
X 3 = \$ _____

APPLICATION FOR RENTAL PROPERTY

ALL QUESTIONS MUST BE ANSWERED TO BE CONSIDERED FOR RENTAL! PLEASE PRINT.

Property Located at: _____ Date: _____

Amount now paying per month for rent or house payments: _____

I would like to take possession of this property on: _____ Lease Terms: _____

We found out about CLEMENTE REAL ESTATE SERVICES Rentals by: _____

Applicant's Full Name: _____ Military Grade: _____ Birth Date: _____

Address: _____ City/State: _____ Zip: _____

Social Security #: _____ Email address: _____

Phone #/Type: _____ Drivers License #/State: _____ Expir. Date: _____

How long at present address: _____ Why Moving: _____

Landlord's Name/Own?: _____ Phone: _____ Fax: _____

If Own, will home be Sold or Leased out? _____ If Leasing when is lease up? _____

PLEASE CONTACT YOUR LANDLORD AND NOTIFY THEM THAT WE WILL BE CONTACTING THEM FOR VERIFICATION.

Co-Applicant's Full Name: _____ Military Grade: _____ Birth Date: _____

Address: _____ City/State: _____ Zip: _____

Social Security #: _____ Email address: _____

Phone #/Type: _____ Drivers License #/State: _____ Expir. Date: _____

How long at present address: _____ Why Moving: _____

Landlord's Name: _____ Phone: _____ Fax: _____

PLEASE CONTACT YOUR LANDLORD AND NOTIFY THEM THAT WE WILL BE CONTACTING THEM FOR VERIFICATION.

OCCUPATION / EMPLOYMENT HISTORY

Please provide proof of local employment, PAY STUBS or evidence of funds to pay the rent.

Applicant's Employer: _____ Main Phone: _____ Fax: _____

Address: _____ Net Pay Per Month: _____

Position held: _____ How long employed: _____

Superior: _____ Superior's Position: _____ Phone: _____

Former Employer: _____ Phone: _____ Fax: _____

Address: _____ Net Pay Per Month: _____

Position held: _____ How long employed: _____

Superior: _____ Superior's Position: _____ Phone: _____

Co-Applicant's Employer: _____ Main Phone: _____ Fax: _____

Address: _____ Net Pay Per Month: _____

Position held: _____ How long employed: _____

Superior: _____ Superior's Position: _____ Phone: _____

Former Employer: _____ Phone: _____ Fax: _____

Address: _____ Net Pay Per Month: _____

Position held: _____ How long employed: _____

Superior: _____ Superior's Position: _____ Phone: _____

OTHER INFORMATION*If accepted, the following person(s), children or part-time children will be living with me:*

	NAME	AGE	RELATIONSHIP	OCCUPATION
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

Nearest Relatives

	NAME	ADDRESS	PHONE #	RELATIONSHIP
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____

Vehicles Owned

	Make/Model/Year	License No./State
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

Pets _____ Yes _____ No **(No Puppies Under 1 Year of Age)**

	Type/Breed	Weight	Age/Yrs	Sex	Neutered/Spayed	Indoor/Outdoor	Pets Name
1.	_____	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____	_____	_____

We are sorry but we cannot take the following dog breeds, sub-breeds, or any mix in their lineage: Dobermans (including miniature), Rotweilers, American or Staffordshire Terrier, Bull Terriers, Chows, Pit Bulls a.k.a. Staffordshire Bull Terrier, Akitas, Mastiffs, Bullmastiffs, Perro de Presa Canarios, or Wolf Hybrids.

*Also not accepted as pets to include all wild animals, non-domesticated animals, including the following:
REPTILES, WOLVES, SNAKES, BEARS, FERRETS OR MONKEYS.*

THERE IS A REFUNDABLE PET DEPOSIT OF \$400 PER PET IF NO DAMAGE DONE.

CREDIT REFERENCES (other than credit cards) for example: Car Loans, School Loans, etc.

	Lender Name	Address	Limit/Purpose	Outstanding/Balances
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

BANK ACCOUNTS

	Bank Name	Checking/Savings	Branch
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

PERSONAL REFERENCES (Not related)

	Name	Address	City/State/Zip	Phone
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

PLEASE ANSWER THE FOLLOWING:

1. Have you ever been evicted from any tenancy? () Yes () No
2. Have you ever willfully and intentionally refused to pay rent when due? () Yes () No
3. Do you know of anything which may interrupt income or ability to pay rent? () Yes () No
4. Have you ever filed a petition of bankruptcy? Year Filed: _____ () Yes () No
5. If divorced are you obligated to [] make, or are you [] receiving any child support/alimony? If receiving, how much \$_____ per month. We will need documented proof of receipt (court orders and/or bank statements). Explain _____

PLEASE READ AND INITIAL THAT YOU HAVE READ AND UNDERSTAND THE TERMS OF ALL THE FOLLOWING PARAGRAPHS

- _____ CLEMENTE REAL ESTATE SERVICES requires Applicant(s) to have NET INCOME EQUAL TO 3 TIMES RENT.
- _____ If applicants are **roommates**, at least 1 applicant must qualify using 3 to 1 income to rent ratio.
- _____ Self-employed applicants must submit copy of most current **Income Tax Return** or a copy of the **Schedule C**.
- _____ Military applicants must submit a copy of their most current **L.E.S.** and a copy of their **"Orders"** for verification of employment.
- _____ I also understand if I am approved and have paid the HOLDING DEPOSIT, the Holding Deposit will be forfeited for liquidated damages if I change my mind for any reason and do not lease the property. CLEMENTE REAL ESTATE SERVICES policy is that monthly rent be paid by Automatic Bank Deposit (ACH) and the Authorization Form is hereby attached and due upon approval of application and receipt of Holding Deposit. The Holding Deposit will be transferred as part of your Security Deposit when the lease is signed. Payment of the Security Deposit must be separate from the first payment of rent.
- _____ Furthermore, if for any reason I become delinquent in rents, fees, deposits, charges or costs, you are hereby authorized to use my Master Card or Visa Account and my authorization is hereby given.
- _____ CLEMENTE REAL ESTATE SERVICES is working solely on behalf of the owner.
- _____ I understand any property built prior to 1978 may contain lead-based paint.
- _____ I hereby certify that the answers I have given in this application are true and correct to the best of my knowledge. I understand that any false answers or statements made by me will be sufficient grounds for eviction and loss of any Holding/Security Deposits.

A NON-REFUNDABLE FEE OF \$25.00 PER ADULT OCCUPANT IS REQUIRED AT THE TIME OF APPLICATION

A COPY OF ALL APPLICANT'S DRIVERS LICENSES AND THE APPLICATION FEE IS REQUIRED BEFORE THE APPLICATION WILL BE PROCESSED



JOHN M. CLEMENTE

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APPLICANT'S SIGNATURE AUTHORIZATION TO RELEASE INFORMATION

**I HEREBY AUTHORIZE *CLEMENTE REAL ESTATE SERVICES* TO ORDER A
CONSUMER CREDIT REPORT AND VERIFY OTHER CREDIT INFORMATION,
INCLUDING PAST AND PRESENT LANDLORD INFORMATION
AND EMPLOYMENT EARNING RECORDS.**

Applicants Signature: _____ Date: _____

Co-Applicants Signature: _____ Date: _____



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AUTHORIZATION AGREEMENT FOR AUTOMATIC WITHDRAWALS (ACH DEBITS)

**** * FOR APPLICATION FEE ONLY * ****

\$25.00 PER ADULT – HUSBAND & WIFE \$50.00

Applicant's Name: _____

Property Address: _____

I/We hereby authorize **CLEMENTE REAL ESTATE SERVICES** hereinafter called **COMPANY**, to initiate debit entries to my (our) () Checking () Savings account (select one) to pay the APPLICATION FEE in the amount of \$ _____ .00

PLEASE ATTACH A VOIDED CHECK

DEPOSITORY (BANK) NAME: _____ BRANCH: _____

CITY: _____ STATE: _____ ZIP: _____

ROUTING NUMBER: _____

ACCOUNT NUMBER: _____

NAME: _____
(Please print)

SIGNED: _____ DATE: _____

NAME: _____
(Please print)

SIGNED: _____ DATE: _____