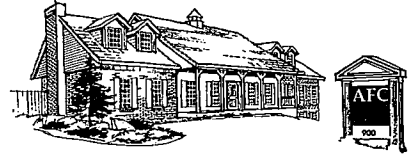




RENTAL APPLICATION

Realty and Management, Inc.

900 South Kipling Parkway
Lakewood, Colorado 80226-3947
(303) 986-3322 Fax (303) 986-3973



NOTE: DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE
SELLER AGENCY, SUBAGENCY, BUYER AGENCY, OR TRANSACTION-BROKER

AGENCY / SUBAGENCY DISCLOSURE

_____, Licensee, of AFC Realty and Management, Inc. has informed us that they are working as an Agent of the property owner. AFC is contracted to lease and/or manage the subject property.

On properties we have listed, we are an agent for the Owner and not your agent. As Agent of the Owner, we act solely on behalf of the Owner. We owe fiduciary duties to the Owner which include reasonable care, undivided loyalty, confidentiality, and full disclosure. We will negotiate on behalf of and act as an advocate for the Owner. Please do not tell us any information which you do not want shared with the Owner. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us. We will assist you without regard to race, creed, sex, religion, national origin, familial status, marital status or handicap.

PERSONAL INFORMATION

Name _____ Home Phone _____
Date of Birth _____ Social Security _____ Driver's License # _____
Present Address _____ City _____
State/Zip _____ How Long at this address _____ Rent/Mortgage \$ _____/mo.
Name of Owner/Manager _____ Phone _____
Reason for Moving _____
Previous Address (if less than 2 years) _____ City _____ State/Zip _____
Name of Owner/Manager _____ Phone _____

INCOME INFORMATION

Employer _____ Position _____
Address _____ City _____ State/Zip _____ Phone _____
Monthly Gross _____ Hire Date _____ Supervisor _____
Previous Employer (if less than 2 years) _____ Position _____
Address _____ City _____ State/Zip _____ Phone _____
Monthly Gross _____ Hire Date _____ Supervisor _____

SPOUSE, ROOMMATE, OR CO-SIGNER INFORMATION

Name _____ Home Phone _____
Date of Birth _____ Social Security _____ Driver's License # _____
Present Address _____ City _____
State/Zip _____ How Long at this address _____ Rent/Mortgage \$ _____/mo.
Name of Owner/Manager _____ Phone _____
Reason for Moving _____
Previous Address (if less than 2 years) _____ City _____ State/Zip _____
Name of Owner/Manager _____ Phone _____

INCOME INFORMATION

Employer _____ Position _____
Address _____ City _____ State/Zip _____ Phone _____
Monthly Gross _____ Hire Date _____ Supervisor _____
Previous Employer (if less than 2 years) _____ Position _____
Address _____ City _____ State/Zip _____ Phone _____
Monthly Gross _____ Hire Date _____ Supervisor _____

CO-RESIDENTS

Relation _____ Age _____ Relation _____ Age _____
Relation _____ Age _____ Relation _____ Age _____

PETS

Type _____ Weight _____ Type _____ Weight _____

VEHICLES

Type _____ Year _____ Type _____ Year _____

ADDITIONAL INFORMATION

Have you ever filed bankruptcy? _____ Year _____ Have you ever been evicted? _____
Emergency Contact _____ Phone# _____

LEASE TERMS

Property Address _____ Rent per Month _____
Deposit _____ Pet Deposit _____ Lease Term _____
Comments _____
There is a \$ _____ non-refundable application fee per applicant. Paid by check # _____ Cash _____

I DECLARE THAT THE STATEMENTS ABOVE ARE TRUE AND CORRECT, AND I HEREBY AUTHORIZE VERIFICATION OF ALL INFORMATION. I ALSO AUTHORIZE AFC REALTY AND MANAGEMENT, INC TO PERFORM A CREDIT CHECK AND CRIMINAL BACKGROUND CHECK.

APPLICANT _____ APPLICANT _____

We have been given a copy of this Agency/Subagency Disclosure – RENTAL APPLICATION on (date) _____

APPLICANT _____ APPLICANT _____

On (date) _____, I provided the applicant with a copy of this Disclosure and Rental Application and have kept a copy for our records.