

*In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.*

To complete this rental application, you must be prepared to provide 3 years of residential history as well as contact information for your rental references. You will also be asked to provide information on your monthly income, and please note that most properties require that applicant combined gross income is at least three (3) times the monthly rent amount.

Each resident over the age of 18 must submit a separate rental application.

Real Answers LLC  
PO Box 308  
Dacono, CO 80514



### **Applicant Selection Guidelines and Criteria**

Real Answers LLC strives to maintain the highest standards in Applicant selection for its properties. The following criteria have been standardized as a part of the selection process. All occupants over 18 must complete an application and be on the lease as a responsible party.

In the event that the application is approved, applicant has 1 business day to execute lease agreement and remit certified funds, after which time, landlord will process next application in line, which may result in applicant losing right to lease property and forfeit of background/credit fee.

If application is processed and background check results in material issues that were not disclosed in the Application, applicant will forfeit their right to rent the property. Lease Agreement/docs are available for Applicant to review upon written request once application is approved. Move in must be scheduled within 14 days of acceptance of application or within 14 days of the posted available date, whichever is sooner.

### **Income**

Applicant must provide proof of gross 3x monthly rent in combined household income to be considered for lease. Acceptable forms are official company issued paycheck stubs, verifiable job offer on company letterhead, or verifiable affidavit of salary on company letterhead.

Self-employed applicants must supply the previous year's tax returns for proof of income. Company taxes must be accompanied with official proof of ownership (i.e. from licensed accountant, a business license, or copies of 1099 income statements)

If a home accepts Housing Vouchers, Housing Voucher applicants can use the voucher to reduce the rent to the applicants' portion of responsibility. Housing Voucher applicants must gross 3x monthly this amount. (i.e. Regular rent \$1000 Voucher is \$400 Applicant responsibility is \$600 income must gross \$1800)

Relocating Applicants must provide verifiable documentation of employment and income in Colorado.

Unemployed/Retired/Students applicants may supply the previous year's tax returns for proof of income, proof of student loans scheduled for disbursement during the lease term, statement of SSI, pension or other retirement disbursements.

If Applicant does not meet this guideline, they may put down 2x security deposit, assuming their combined gross monthly income exceeds 2x monthly rent. If Applicant is unable to meet either of these guidelines, they may opt to have a suitable co-signer execute the lease agreement jointly. Full credit and background check will be performed on co-signer, who must also meet the aforementioned criteria.

### **Credit**

Applicant must have a credit score of 580 or above to be considered for lease. If Applicant does not meet this guideline, and if Real Answers LLC deems Applicant as trustworthy and able to make rent payments, the Applicant may put down 2x security deposit. If Applicant is unable to meet either of these guidelines, they may opt to have a suitable co-signer execute the lease agreement jointly. Full credit and background check will be performed on co-signer, who must also meet the aforementioned criteria.

### **Criminal**

Real Answers LLC will not lease to past sex offenders, or felons as listed in this criteria. A criminal background check will be conducted for each applicant. We do not accept co-signers or payment of lease value in full in lieu of fulfilling criminal history criteria.

- A conviction, guilty plea or no-contest plea, at any time for: any felony involving serious injury, kidnapping, death, arson, rape, sex crimes and/or child sex crimes, extensive property damage or drug-related offenses (sale, manufacture, delivery or possession with intent to sell) Class A/Felony burglary robbery; or
- A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole have occurred for: any other felony charges; or
- A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole have occurred for: any misdemeanor or gross misdemeanor involving assault, intimidation, sex related, drug related (sale, manufacture, delivery or possession) property damage or weapons charges; or
- A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole have occurred for: any Class B or C misdemeanor in the above categories, or for misdemeanors involving Criminal Trespass I, theft, dishonesty or prostitution shall be grounds for denial of the rental application.
- Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No property will be held awaiting resolution of pending charges.

### **Bankruptcy**

Applicant shall not be in personal or business bankruptcy, nor shall be contemplating such bankruptcy to be considered for lease. If Applicant is currently in bankruptcy proceedings, Real Answers LLC may consider waiving this criteria with 2x security deposit, as well as a letter from Applicant's attorney stating they will not add Real Answers LLC as additional creditor in this or future bankruptcy proceedings.

### **Pets**

Applicant shall not have pets generally or legally considered to be a vicious breed. Notwithstanding the previous, Real Answers LLC reserves right to not rent to tenants with pets, or limit the number of pets.

### **Eviction**

If Applicant has been involved in eviction in the previous 12 months; Real Answers LLC may refuse to lease property to Applicant, or may require 2x security deposit and/or suitable co-signer.

### **Occupancy**

Applicant understands that some local laws do not allow more than 3 unrelated parties to share a single dwelling. We do not allow more than 2 occupants to inhabit the same room designated as a bedroom. Rooms not designated as a bedrooms may not be used for sleeping.

### **No Smoking**

Real Answers LLC does not allow any smoking inside of its properties under any circumstance, this includes detached garages.

In no way will Real Answers LLC base any decision criteria on factors including Sex, Familial Status, Race, Religion, Creed, National Origin, or Disability. State and/or local laws may include additional classes which are protected from discrimination in housing.

### **BROKERAGE DISCLOSURE TO TENANT – DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this section, landlord includes sublandlord, 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.

# Real Answers LLC

## Application Steps & Guidelines:

- 1) Submit application (anyone over age 18 must complete their own)
  - a. Do NOT fill out form on browser- fields won't carry over
  - b. Save a copy to your computer fill out (or print and fill out)
  - c. Can sign application at property showing if applicant does not have ability to sign then upload
  - d. Please send back application through mail or email
  - e. Please send image of photo ID when submitting application (can also text a picture of ID if easier)
    - i. Email: [applicants@realanswersllc.com](mailto:applicants@realanswersllc.com)
    - ii. Mail: Real Answers LLC, PO Box 308, Dacono CO 80514
- 2) Once application is received we can schedule a showing
- 3) If applicant decides they want to rent the property AFTER viewing then ...
  - a. Submit to online back/ground check
  - b. Submit last 3 months of paystubs (or other requirements per rental guidelines sheet)

Thank you – Real Answers LLC

Send questions to: [applicants@realanswersllc.com](mailto:applicants@realanswersllc.com)