

Park Property Management Tenant Application Information

PLEASE READ CAREFULLY

A complete application is necessary from each adult (18 years or older) who intends to reside at the property.

Park Property Management requires a \$25.00 processing fee to verify income, eviction history, landlord history and/or ownership and credit and criminal history. The fee is non-refundable. A \$100.00 earnest money deposit may also be required when the application is submitted. Upon approval the earnest money will be part of the security deposit, if denied the earnest money be returned to you. If you cancel the application Park Property Management will retain the earnest money as liquidated damages.

The application will be approved or rejected usually within five (5) days of being submitted. However, the application will be processed as quickly as possible and you will then be contacted. If your application is approved, you will have 48 hours to submit a security deposit and sign a lease. If the property rents before your application is processed, the processing fee will be refunded, or you may transfer your application to another of our available properties.

Our general guidelines to qualify are that you have a legal and verifiable income of up to approximately two times the monthly rent and approximately two recent years of favorable rental references or ownership. Negative credit, rental, employment or criminal history may keep an application from being approved.

Most agreements begin with a minimum six month lease. If pets are allowed, an additional deposit will be required. The security deposit and the first month's rent must be paid in the form of cash or certifiable funds prior to occupancy. Upon payment of a deposit, we will hold a vacancy by written agreement.

This application may be subject to acceptance by the owner and Landlord complies with all Federal and State laws regarding discrimination and does not discriminate based upon age, sex, race, marital status, religion, or national origin or other prohibited classifications.

DEFINITIONS OF WORKING RELATIONSHIPS:

Owner's Agent: An owner's agent works solely on behalf of the owner and owes duties to the owner which include the utmost good faith, loyalty and fidelity. Park Property Management will negotiate on behalf of and act as an advocate for the owner. Park Property Management must disclose to potential tenants all adverse material facts about the property actually known by the broker.

Tenants are customers of Park Property Management. A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because the tenant has not engaged or employed Park Property Management as their agent.

Megan's Law: If the presence of a registered sex offender is a matter of concern to Tenant, Tenant should contact local law enforcement officials regarding obtaining information.

THIS IS NOT A CONTRACT

Our Address: 720 Main Street, P.O. Box 605, Fairplay, CO. 80440

Sue Linton
Broker Owner

Office: (719) 836-2305

Fax: (719) 836-1852

Mobile: (303) 303-4979

Email: Sue@SueLinton.com or Dave@ParkCountyRentals.com