

# THE BOULEVARD

## RENTAL CRITERIA

Simpson Property Group does not discriminate against any person based on race, color, religion, gender, national origin, familial status, or disability. The rental criteria listed below explains the policies of this community with regard to standards that must be met by each applicant in order to be approved for residency.

**Age** – All applicants must be of legal age. All parties 18 years or older are required to complete an application.

**Identity Verification** – All applicants (and co-signers when applicable) are required to show a driver's license or a government issued photo identification.

**Income** – We require that your combined household gross monthly income be equal to or greater than three times the market rent.

**Credit History** – Credit history will be verified by SafeRent®, a third party verification service. The applicant will be credit screened based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the credit screening results, the application will be accepted, denied or accepted with conditions. Co-signers will only be accepted in the case of limited credit history or full-time student status.

**Accepted:** The applicant will be accepted with the standard deposits and fees.

**Denied:** Application will not be accepted. The applicant will be provided with contact information for the consumer reporting agencies who provided consumer information.

**Accepted with Conditions:** The applicant is required to pay an additional deposit equal to one month's market rent.

**Applicants with No Credit History or Full-Time Students** – If the applicant has no credit history or is a Full-Time student, upon confirmation from SafeRent, the following will be required:

- Pay an additional deposit equal to one month's market rent
- AND, secure a co-signer to improve the score to an accepted. A co-signer must reside in the United States, complete an application, pay the application fee, meet all of the rental criteria and sign the rental agreement. The co-signer will be held liable in case of any default by the applicant/resident.

### Residents of Foreign Countries

If the applicant has no social security number, the following will be required:

- Proof of foreign citizenship;
- AND, written verification of employment or recent pay check stub;
- AND, proof of income equal to three month's rent plus one month's deposit OR payment of a deposit equal to three months' rent prior to move-in.

### Criminal Background

Criminal background checks will be conducted on all applicants by approved and authorized third-party firms. Simpson Property Group will evaluate applicants' criminal background consistent with applicable federal, state, and local laws. Any applicant with a conviction within the last 3-10 years (depending on the crime(s)), or who has been released from incarceration within the last 3-10 years (depending on the crime(s) which led to the incarceration), for any crime(s) that reveal or indicate a demonstrable risk to the health, safety, or security of residents and their property may be denied. Simpson will evaluate any convictions that are reported on a case-by-case basis to determine whether the applicant should be excluded. Considerations include: the nature and severity of the criminal conduct; the number of convictions; when the convictions occurred; the applicant's age at the time of the convictions; any rehabilitative efforts by the applicant; and the overall rental history of the applicant since being released from incarceration. If the applicant has any

information regarding his/her criminal background that he/she would like to provide for consideration, including information regarding mitigating factors or evidence of rehabilitation, he/she may do so and it will be considered. For any applicant with pending arrests or charges that raise a concern for the health, safety, or security of the residents and their property, his or her application will be provisionally denied and he/she is invited to reapply once the arrest or charges have been resolved by a finding that the applicant was not guilty, the charges are dropped, or there was some similar resolution. Additional documentation may be required at that time to establish the applicant was found not guilty or the charges were dropped and/or resolved.

**Maximum Occupancy Standards**

- Efficiency apartment – 2 persons
- 1 bedroom apartment – 3 persons
- 2 bedroom apartment – 5 persons

**Application costs and fees**

- Application fee (per applicant): \$60.00
- Apartment deposit: \$500.00 (\$200 non-refundable)

**Pet Criteria and Deposits**

- A dog or cat is considered a pet. No caged or exotic animals are allowed.
- A maximum of two pets per apartment home are allowed.
- A veterinarian certificate must be provided verifying the pet’s breed, weight, proof of spaying/neutering and current vaccinations.
- Cats must be de-clawed or have “soft paws.”
- A photograph must be provided for each pet. All pets are subject to an interview prior to acceptance.
- Pet must be at least 6 months old.
- No dogs that are on our restricted breed list will be accepted.

The deposits are as follows:

- **Pet Deposit:** \$500.00/pet (\$200 non-refundable)
- **Pet Rent (per pet):** \$30.00

Assistive animals are not pets and are not subject to the above criteria.

**Renter’s Insurance** – All lease holders are required to maintain renter’s insurance with no less than \$300,000 per occurrence. It is your responsibility to provide proof of insurance prior to move-in.

**Automatic Denial** – Applicants will automatically be denied residency if:

- Negative rental history.
- There is falsification of any information entered on application forms.

Please sign and return with completed application.

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date





The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-5-09) (Mandatory 7-09)

**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:

**The Boulevard Apartments**

or real estate which substantially meets the following requirements:

---

Tenant understands that Tenant shall not be 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



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-5-09) (Mandatory 7-09)

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 and Tenant is a customer. Broker is not the agent of Tenant. Broker, as landlord’s agent, intends to perform the following list of tasks:

**Show** a property  **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the lease.

**Customer for Broker’s Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord’s agent, Tenant is a customer. When Broker is not the landlord’s agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting 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 shall apply:

**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

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

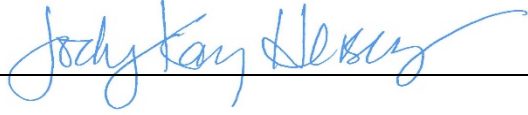


The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(BDT20-5-09) (Mandatory 7-09)

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided the Tenants named above with this document via **printed copy or email** and retained a copy for Broker's records.

Brokerage Firm's Name: **Simpson Property Group, L.P.**

  
\_\_\_\_\_