



TGM ASSOCIATES L.P.

TGM APPLICATION FOR RENTAL							
Notice: All adult applicants (18 or older) must complete a separate application for rental.							
Apartment		Rent		Move In Date		Agent	
APPLICANT INFORMATION							
Last Name			First Name			MI.	
Social Security Number		Visa Type <input type="checkbox"/> F-1 <input type="checkbox"/> H-1B Visa #		ITIN Number		Expiration Date	
Birth Date	Home Phone		Work Phone		Email		
CURRENT ADDRESS							
Street Address			City		State	Zip	
Date In	Date Out	Landlord Name			Landlord Phone		
Monthly Rent	Reason for Leaving						
PREVIOUS ADDRESS							
Street Address			City		State	Zip	
Date In	Date Out	Landlord Name			Landlord Phone		
Monthly Rent	Reason for Leaving						
OTHER OCCUPANTS/RESIDENTS							
List Names and Date of Birth of all Additional occupants/residents:							
PETS Support animals for the disabled are not considered to be pets, but do require advance written approval from management.)							
Pets?	Describe	Type	Breed	Lbs	Type	Breed	Lbs
EMPLOYMENT & INCOME INFORMATION							
1. Occupation		Employer/Company/Address				Monthly Salary	
Supervisor Name			Supervisor Phone		Start Date	End Date	
2. Occupation		Employer/Company/Address				Monthly Salary	
Supervisor Name			Supervisor Phone		Start Date	End Date	
1. Other Income Description					Monthly Income		
2. Other Income Description					Monthly Income		
EMERGENCY CONTACT							
1. Name			Address			Phone	
2. Name			Address			Phone	

BACKGROUND INFORMATION		
Have you ever been convicted and/or arrested for a crime?		
If so, please list and explain the nature of the crime:		
VEHICLE INFORMATION		
1. Make & Model & Color	Year	License No. & State
2. Make & Model & Color	Year	License No. & State
Other Vehicles		
OTHER INFORMATION		
How did you hear about this Property?		
Please include any other information you believe would help to evaluate this application:		
<p>This is to inform you that as a part of our procedure for processing your application, an investigative Consumer Report may be prepared whereby information is obtained through credit report(s), personal interviews with your landlord, employer, or others with whom you are acquainted. This inquiry includes information as to your character, general reputation, personal characteristics, and mode of living. You have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation.</p> <p>I/We hereby consent for you to process our application through First Advantage Safe Rent to obtain and verify my credit information, including a criminal background check for the purpose of determining whether or not to lease to me an apartment. I/We understand that if our name(s) appear on the register of sex offenders this application will be rejected. I/We understand that should I lease an apartment, you shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.</p> <p>I/We hereby agree, in the event of the approval of this application, to execute a lease in accordance with the terms set forth in the rental application. If I/We fail to cancel this application, fail to sign the lease or pay agreed rental, security deposit, or other required charges and fees shown in this rental application within seventy-two (72) hours from the date of this application, the deposit accompanying this application, and any monies subsequently paid, shall be forfeited to the owner as fixed and liquidated damages.</p> <p>Owner and/or agent for the owner reserve the right to reject this application and to refuse possession of the above mentioned accommodations. I/We have read the foregoing and certify the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf.</p>		
Applicant Signature		Date Signed
Applicant was (circle one):	Approved	Conditionally Approved Declined
General Manager has reviewed application and all documents provided		
General Manager Signature		Date Reviewed

TGM Rental Policy Statement

Property Conifer Creek Apartments
Address 2205 South Racine Way
City State Aurora, CO 80014
Effective Date Saturday, December 1, 2007

Lease Terms Offered	
Initial Lease Terms	6-12 months
Deposits	
Security	* \$100 / **\$150.00 1 bdrm, \$200.00 2 bdrm
Pet **	\$125.00 per pet
Garage remote **	\$40.00
Conditionally Approved	** \$500.00
Fees	
Application	* \$35.00 per application
Late	\$50.00 on the 4th plus \$10.00 per day thereafter
NSF	\$50.00
Pet	** \$125 initial fee, \$15.00 pet rent per month
Xcel transfer fee	** \$8.00
Administration fee	** \$100
Short Term **	6-8 month lease= +\$30.00 over market rent 9-11 month lease= +\$15.00 over market rent

Occupancy Limitations	
Studio	N/A
1 Bedroom	2 persons *plus one under 6 months
2 Bedroom	4 persons *plus one under 6 months old
3 Bedroom	N/A
4 Bedroom	N/A
Responsible for Utilities	
Gas	Resident
Electric	Resident
Water/Sewage	Resident (RUBS)
Trash	Resident (RUBS)
Cooking	(Electric) Resident
A/C	(Electric) Resident
Hot Water	(Gas) Resident
Heat	(Gas) Resident

* Money due at time of application

** Money due at Move in

Pet Policy	
Type and # of pets accepted	Dogs and Cats Maximum two pets
Pet Restrictions	Dogs will have to be at least one year old. We will accept all breeds of dogs except the following Breed restrictions: Akita, Alaskan Malamute, Chow Chow, Dalmations, Doberman Pinscher, German Shepherd, Great Dane, Mastiff, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, St. Bernard, Staffordshire Bull Terrier, Wolf Hybrid
Resident Qualifications	
Applicant Income	Monthly Income must meet or exceed 2.5 times the monthly rent in total for all applicants. Investment Income must be equal to 12 months of market rent times 3.
Cosigners	Only accepted when applicant(s) does not meet the income requirements.
Cosigners Income	Monthly income must meet or exceed 4 times the monthly rent.
<i>o A pay stub less than 30 days old o A letter from an employer making a job offer with the salary shown o The TGM Income Verification (OC-F136) completed o A bank/investment statement o Social Security or Disability paperwork documenting monthly payment o Court papers showing alimony or other court ordered income o If self employed, applicants must provide last 2 years Income Tax Returns and current business and personal bank statements o Proof of Subsidy (Where vouchers must be accepted) o Student Loans, only money remaining after consideration of tuition costs</i>	
Credit	Per First Advantage SafeRent guidelines a scoring level will be provided.
Acceptance Levels	
Approved	160 +
Conditionally Approved	130 - 159
Declined	0 - 129
Criminal	Per TGM CrimSafe Parameters
Additional Requirements	
Landlord/Tenant Records	Landlord/tenant records found on credit report will be automatically declined.
No Social Security #	Applicant can not apply unless they provide F-1 Student Visa or H-1B Visa with ITIN Number
Invalid Social Security #	Automatic decline

I (we) acknowledge and understand that the criteria listed above must be met in order to qualify for residency at Conifer Creek/Mill Pond Apartments. It is also understood that should I (we) fail to meet the criteria my (our) deposit will be

Applicant _____	Date _____
Applicant _____	Date _____
Applicant _____	Date _____
Applicant _____	Date _____
Applicant _____	Date _____
Applicant _____	Date _____