



Applicant/Tenant Introduction

Thank you for your interest in one of our available properties. All of the necessary forms you will be required to complete are provide online at www.BoulderFinancial.com under "Forms & Applications".

The first step to apply for the house you called about, is to complete the enclosed **Application for Residency** for each individual tenant. This application requires a \$25.00 application fee which is the cost of pulling a credit report. Incase you do not maintain a verifiable source of financial income (such as students), please have your source of income complete a **Parental Liability Statement** so we may alternatively qualify the source responsible for all rental payments, security deposit and or monies due during your lease. Upon receipt, we will begin processing your application and will respond within 24-48 hours.

Upon approval and determination of your security deposit, we ask that you review our **Lease Agreement**, complete a **Lead Based Paint Disclosures for Rentals**, provide a copy of your Driver's license, and gather your Security Deposit and the first month's prorated rent in certified funds, bank check or wire transfer in order to secure your lease.

Lastly, we will provide a completed lease agreement and schedule a time for you to deliver all of the requested information and monies to secure your lease.

Your requested information on: _____

Monthly Rent _____ Pets: _____ Bedrooms: _____ Baths: _____
Occupancy Limit: _____
Lease Term: _____
Other: _____

The Security Deposit is normally equivalent to one month's rent unless any risk factors in the application process arise. Tenants will also be responsible to pay your last month's rent which is available in payment plans after move-in upon request.

Please feel free to call with any questions and I look forward to receiving your information and/or renting to you in the future.

Respectfully,
Boulder Financial Property Management

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