



International Student Rental Application



For each bedroom leased at *University Lofts*, we will need each student and their guarantor (❖see page four of this application under "Rental Acceptance Criteria" regarding guarantor requirement options) to complete the following steps:

- A. Complete and Sign (both applicant and guarantor) the following *Rental Application* (please complete all four pages).
- B. Fax the completed *Rental Application* (4 pages) to **(303) 306-0321 (fax)**. If you are an international student providing a copy of form "I-20" for F-1 students, or a copy of form "DS2019" for J-1 students, please fax a copy of these forms as well, if applicable.
- C. Mail the original *Rental Application* pages and separate payments for **Application Fees*** and **Application Deposit (\$275)*** to...

University Lofts
 c/o ConAm Colorado, Inc.
 Attn: Casey Parks
 10800 E. Bethany Drive, Ste#325
 Aurora, CO 80014

* see "Application Agreement", (pg 2)

Leases are for a *term* beginning on or about September 1st, 2007, and expiring August 15th, 2008. The month of August, 2008, will be pro-rated. The exact *rental rate* will be determined by the specific apartment and bedroom selection made by the resident. Apartments/Bedrooms are limited and will be leased on a first-come, first served basis. The acceptance of this application does not ensure a rental. An apartment/bedroom is reserved only upon execution of the lease agreement by all parties. All prices are subject to change. For assistance with the application, please call Casey Parks at (303) 503-6610.

Applicant Data (for Resident)

Resident Name: _____

Social Security # (or) **Foreign Passport#** & Country Issued (circle one) _____

E-mail Address: _____ Local Phone Number: _____

Current Local Address: _____
(STREET) (CITY) (STATE) (ZIP)

Permanent Address: _____
(STREET) (CITY) (STATE) (ZIP)

Date of Birth: _____ Driver's License # (OR) govt. photo ID card# (if applicable): _____ State: _____

Emergency Contact (other than guarantor): _____
(NAME) (PHONE #) (CITY) (STATE)

Employer (optional): _____ Work Phone Number: _____

Estimate of Gross *Monthly* Income (optional): _____

An International student may provide a completed/approved copy of form "I-20" for F-1 students, or a copy of form "DS2019" for J-1 students, as verification of proof of income/assets, per the requirement in "Rental and Occupancy Guidelines" on page #4. If this applies to you, please indicate with a checkmark which completed and approved form you will be attaching a **copy** of to this application:

- I-20** form for F-1 Students (or) **DS2019** form for J-1 Students

Sex: Male / Female (circle one) **Fall 2007 Student Standing:** Freshman / Sophomore / Junior / Senior / Graduate (circle one)

Have you (or any other applicant in this application) ever: (check only if applicable.)

- Been evicted or asked to move out of a dwelling?
- Moved out of a dwelling before then end of the lease term without the owner's consent?
- Declared bankruptcy?
- Been sued for rent or property damages?
- Been charged, detained, or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion?

X _____
Signature of Applicant (Resident)

Date

By my signature, I attest that the information contained herein is correct. The management is authorized to verify my credit history, and all other submitted information for the purpose of evaluating this lease application. By failing to answer or by giving false information, I understand that: 1) this application may be rejected, 2) processing fees and deposits will be retained as liquidated damages for time spent and expenses, 3) I will terminate any right to lease the bedroom, 4) if I have signed a lease, it will be a violation of the lease.

Applicant Data (for Guarantor) — Required unless Residents meets rental criteria independently (see page #4)

Guarantor Name: _____ **SS#** _____

E-mail Address: _____ **Home Phone Number:** _____

Estimate of Gross Monthly Income: _____ **Work Phone Number:** _____

Guarantor Address: _____
(STREET) (CITY) (STATE) (ZIP)

Date of Birth: _____ **Driver's License # (OR) govt. photo ID card#:** _____ **State:** _____

Emergency Contact (other than guarantor): _____
(NAME) (PHONE #) (CITY) (STATE)

X _____

Signature of applicant (Guarantor)

_____ Date

By my signature, I attest that the information contained herein is correct. The management is authorized to verify my credit history, and all other submitted information for the purpose of evaluating this lease application. By failing to answer or by giving false information, I understand that: 1) this application may be rejected, 2) processing fees and deposits will be retained as liquidated damages for time spent and expenses, 3) I will terminate any right to lease the bedroom, 4) if I have signed a lease, it will be a violation of the lease.

Application Agreement

- APPLICATION FEE (nonrefundable):** You are/have delivered to our representative an application fee in the amount of \$50 per person (\$100 total if providing a guarantor), and this payment partially defrays the cost of administrative paperwork.
- APPLICATION DEPOSIT (may or may not be refundable):** In addition to any application fee, you are/have delivered to our representative an application deposit in the amount of \$275. The application deposit is not a security deposit. However, it will be credited toward the required apartment refundable security deposit (\$200) and nonrefundable administrative fee (\$75) when the lease contract has been signed by all parties; OR the full application deposit of \$275 will be refunded if you are not approved; OR it will be retained as liquidated damages if you fail to sign or attempt to withdraw from the application/lease agreement.
- If You Fail to Sign Lease Contract After Approval:** Unless we authorize otherwise in writing, you and your guarantor must sign the lease contract within 7 days of being notified by us of your approval (by mail, telephone, or in person). If you and your guarantor fail to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this agreement.
- If you Withdraw Before Approval:** You and your guarantor may not withdraw your application or the application deposit once submitted. If you withdraw an application or notify us that you have changed your mind about renting the dwelling unit, we will be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.
- Non-approval:** We will notify you whether you have been approved within 10 days after the date we received a completed application. Your application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed application. Notification may be in person or by mail or telephone, unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval.
- Refund after non-approval:** If you or your guarantor are disapproved or deemed disapproved under paragraph 5, we will refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all applicants, but mailed to one applicant.
- Notice to or from Co-applicants:** Any notice we give you or your guarantor is considered notice to all co-applicants; and any notice from you or your co-applicants is considered notice from all co-applicants.

Acknowledgement: You declare that all your statements on all pages of this application are true and complete. You authorize us to verify same through any means. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy.

X _____

Signature of applicant (Resident)

_____ Date

X _____

Signature of applicant (Guarantor, if applicable) _____ Date

Housing Selection Request

Requests are in no way guaranteed; if space is available, it will be filled on a first-come, first-served basis. Please contact our **Leasing Coordinator** (Casey Parks @ (303)503-6610) for prices* on specific available location/bedroom choices. All quoted prices are based on the monthly rent per bedroom/roommate, and include utilities, cable TV, internet service, and furniture.

Please indicate your apartment floor-plan request/preference below:

_____ **Private Studio Apartment**

_____ **Two-Bedroom Apartment***

if roommate is already known, Please indicate their name here: _____

_____ **Four-Bedroom/ two-bath Apartment***

if roommate #1 is already known, Please indicate their name here: _____

if roommate #2 is already known, Please indicate their name here: _____

if roommate #3 is already known, Please indicate their name here: _____

_____ **Four-Bedroom/three-bath Loft Apartment***

if roommate #1 is already known, Please indicate their name here: _____

if roommate #2 is already known, Please indicate their name here: _____

if roommate #3 is already known, Please indicate their name here: _____

*Please note "Roommate Policy" on *Rental and Occupancy Criteria Guidelines*.

- Please list (in order) any specific apartment number/location requests: _____

- Would you like University Lofts to assist you in finding additional roommates? **Yes / No** (circle one)
If "Yes", and requesting a two-bedroom or four-bedroom apartment, please indicate your request/preference/authorization for one of the following options:
 - I request to be placed in an apartment with coed roommates (both male and female).
 - I request to be placed in an apartment with same-sex roommates (only male *OR* only female)

Application for Reserved Underground Parking (optional)

Reserved Covered Parking is provided for an additional charge, and is available on a first-come, first served basis. Applying for parking is not a guarantee of availability. Upon receipt of your completed application, we will inform you of the availability of reserved parking. Parking spaces are charged at a **monthly fee of \$110*** per space.

Will you require a reserved underground parking space*? **Yes / No** (circle one)

Vehicle Make: _____ Vehicle Model: _____ Year: _____ Color: _____

License Plate #: _____ State: _____

* All prices are subject to change until lease agreement is signed.

Signature of applicant (Resident)

Date

Signature of applicant (Guarantor, if applicable)

Date