

# ZEEK PROPERTIES RENTAL APPLICATION

## Instructions for leasing our property:

- Each adult (18+) will need to apply (background, credit, criminal, eviction) on the website where the listing is found (Avail.co or Zillow.com or call Zeek Properties for the most current website address).  
Note: Each website has its own fees and Zeek Properties does not have any control over their fees.
- Complete this paper application for each adult applicant 18 years and older. (Must submit all together).
- Tour the property at the open house or schedule a viewing appointment and turn in all items.
- Include a recent copy of your credit report from creditkarma.com or annualcreditreport.com
- Include copy of most recent pay stub AND copy of government issued ID with photo.

I (name) \_\_\_\_\_ would like to be considered for the rental address: \_\_\_\_\_

for a term of: \_\_\_\_ months, beginning \_\_\_\_\_ 20\_\_ monthly rent of \$ \_\_\_\_\_, and a security deposit of \$ \_\_\_\_\_ shall be due prior to occupancy of the above address. (pet rent and pet deposit extra).

Signed (after tour): \_\_\_\_\_ Dated: \_\_\_\_\_

Applicant Name: _____	DOB: _____		
SSN: _____ - _____ - _____	Email: _____ @ _____		
Phone #: _____	Cell # _____	Work # _____	
Present Address: _____			
How Long? _____	Monthly Rent \$ _____	Utilities: \$ _____	
Landlord's Name: _____			Landlord's Phone #: _____

Previous Address: _____	City: _____	State: _____	
How Long? _____	Monthly Rent \$ _____	Utilities: \$ _____	
Landlord's Name: _____			Landlord's Phone #: _____

Children? YES or NO	How Many? _____	Ages? _____	
Pets? _____	What Kind? _____	Weight? _____	Vet # _____
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Employer: _____	Job Title: _____
Employer Address: _____	
Supervisor's Name: _____	Supervisor's Phone: _____
How Long on Present Job? _____	Monthly Income: \$ _____
<small>(Should be minimum 2x the monthly rent)</small>	
Other Income (Explain) _____	

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Applicant Name: \_\_\_\_\_

## ASSETS & OBLIGATIONS \*

CASH ON HAND (including deposit): \$ \_\_\_\_\_

OBLIGATIONS	Amount Outstanding	Monthly Payment
CAR Payment + Insurance:	\$ _____	\$ _____
<u>Health insurance, etc.</u>	\$ _____	\$ _____
<u>Credit Cards, Payments, etc.</u>	\$ _____	\$ _____
<u>Other:</u>	\$ _____	\$ _____

ANY LAWSUITS, LIENS, JUDGEMENT OR COLLECTIONS PAST, PRESENT or PENDING? \_\_\_\_\_

FELON? \_\_\_\_\_ SEX OFFENDER? \_\_\_\_\_ EVICTIONS? \_\_\_\_\_ BANKRUPTCY? \_\_\_\_\_ FORECLOSURE? \_\_\_\_\_

## \* RENTAL REFERENCES \*

LANDLOR NAME: \_\_\_\_\_ Phone: \_\_\_\_\_

PROPERTY Address: \_\_\_\_\_ How Long Resident: \_\_\_\_\_

Nearest Relative: \_\_\_\_\_ Relation \_\_\_\_\_ Phone: \_\_\_\_\_

Personal Reference: \_\_\_\_\_ Phone: \_\_\_\_\_

**PORTABLE SCREENING REPORT (PSR): We accept a Colorado Approved Portable Screening Report per CRS 38-12-902(2.5) as a replacement for Zillow/Avail/Etc. application fee.**

*The landlord or his agent, to verify and determine whether to accept this application, may use the information provided herein. Applicant authorizes Landlord to check credit, rental history, references, job and criminal background before, during or after leasing term. You authorize present and prior landlords, employers and references to answer leasing, employment, reference and related questions and release such information to Zeek Properties, LLC. The information in this application can be used before, during and after tenancy for purposes of leasing and leasing actions. Applicant has opportunity to review lease at any time prior to credit/background check.*

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Driver's License: State issued: \_\_\_\_\_ Driver's License Number: \_\_\_\_\_

Other photo identification: \_\_\_\_\_

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In addition to our Rental Application, online databases and other screening processes/tools, we use the following General Tenant Screening Criteria to evaluate applicants for rental acceptance:

## General Tenant Screening Criteria:

- Lease applicant must be at least 18 years or older (some properties may be age restrictive)
- Minimum income of 3 times the rental rate (may be mitigated with double deposit, co-signer, pre-paid rent, etc.)
- No drug/meth, homicide, violent, or sex offender felons
- No Smoking! (this includes e-cigs, vapes, cigarettes, cigars, medical MMJ, no growing/storing MMJ, etc.)
- No eviction in the past 5 years (may be mitigated with double deposit, co-signer, etc.)
- No bankruptcy in the past 5 years (may be mitigated with double deposit, co-signer, etc.)
- No foreclosure in the past 5 years (may be mitigated with double deposit, co-signer, etc.)
- Maximum of 2 pets: Property specific. General: 40 lbs or smaller, No aggressive breeds. Service animals may be permitted/denied under ADA/reasonable accommodations.

## Leasing Process:

Property is posted for rent. Showing is scheduled. Completed application(s) and any disclosures are collected, date/time noted and processed on first-come-first-served. Once the applicant has been processed and if accepted, an offer to sign lease will be made. First months rent, pet rent, pet fee, fees and security deposit(s) due at lease signing in certified funds (cashier check or money order). Failure to sign lease, post rent, post fees or post deposit(s) may result in property offered to next applicant and your application moved to “back of the line” of current applicants. Applicants not processed will receive application and application fee (if collected by Zeek Properties, LLC) returned within 7 days after lease signing.

Applicants that are declined will receive a written response within 10 days with an explanation.

*Note: Zeek Properties reserves the right to revise our General Tenant Screening Criteria, Rental Application, and Leasing Process at any time. See website for current information.*

We are an equal opportunity rental management company. We do not discriminate against applicants/tenants based upon:

- Race
- Color
- National origin
- Religion
- Disability: Physical, mental, or learning
- Age (40 and older)
- Sexual orientation (including perceived sexual orientation)
- Sex (including pregnancy, childbirth, and related medical conditions)
- AIDS/HIV
- Lawful conduct outside of work
- Mental illness
- Transgender status
- Marital status
- Source of Income
- Some jurisdictions have additional protected classes, ask if you require assistance



*Check website for latest information, last updated: Nov 10, 2024*