

## **ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA**

A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER. A \$30.00 NON-REFUNDABLE APPLICATION FEE MUST BE PAID PER APPLICANT.

### **1. INCOME AND EMPLOYMENT:**

Gross Income must be THREE times the amount of rent. If not verifiable by employer, we require the past two (2) most recent paycheck stubs or bank statements. If self-employed, we require a copy of the previous years tax return or W-2. If retired, must provide proof of monthly income (Copies of Social Security Check, Pension Plan or Bank Statements). A prospect must have verifiable current employment history or a verifiable source of income.

### **2. CREDIT:**

A credit report will be processed on each applicant. All applicants will be evaluated by a percentage system. The applicant cannot have 25% or more negative credit on current status of all accounts. Any accounts in default that are older than three (3) years will be waived in determining percentage of negative credit. Negative credit is defined as late payments, collection accounts and judgments. However, special consideration will be given to medical expense delinquencies, foreclosures and student loans. The credit of people who lack a credit history will be interpreted as good credit. If prospect has filed for bankruptcy and the bankruptcy has not been concluded with the courts, the application will be denied. If a prospect has filed for bankruptcy that is concluded with the courts, has either no credit history or a good credit history since the bankruptcy, they will be considered a good applicant as long as number (1) above and (3) below are satisfied. If an applicant is rejected on the basis of credit, and takes exception with the credit findings, he or she is responsible for contacting the credit bureau. The manager will provide the information on how to contact the credit bureau. If the discrepancy can be cleared up, we will consider the applicant based on the new information.

Approval will be based on credit scoring, income requirements, and a criminal background check. If the application comes back with a conditional approval, the applicant may obtain a qualified co-signer.

### **3. CHECK WRITING:**

Positive verification of check writing is required or checks will NOT be accepted. Applicant will be required to pay all future monies due i.e. deposits and rents by certified funds only. When verifying the rental history if two (2) or more Not Sufficient Funds (NSF) checks are found the rent will be accepted in good funds only.

### **4. SOCIAL SECURITY NUMBER:**

All lease holders, co-signers and occupants 18 and older applying for an apartment home must provide a social security number on the application provided. Should the applicants' name not match the SSN given on the rental application, Applicant will be required to provide documentation from the Social Security Administration validating their SSN. If the applicant has a green card or a work/student visa, it must be valid through the term of the lease and must be provided prior to acceptance. The lease term will be in accordance with the expiration of the visa.

### **5. RESIDENTIAL HISTORY:**

- a. Rental History – No outstanding debt to any previous landlord. Applicants with evictions more than 7 years old will be considered.
- b. Military base housing will count as rental history as long as it is verifiable.

### **6. AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS:**

- a. Anyone convicted of manufacturing and/or distributing or selling a controlled substance.
- b. Falsification of any information may result in the rejection of this application.
- c. A Criminal Background check will be conducted for each Applicant and Occupant over the age of 18. The application will be rejected for any of the following reported criminal related reasons that have occurred prior to the application;
  - 1.) Any felony conviction.
  - 2.) Any terrorist related conviction.
  - 3.) Any misdemeanor conviction involving violent crime against persons or property.
  - 4.) Any of the above related and/or pending charges resulting in "Adjudication Withheld", "Deferred Adjudication" and/or probation.
  - 5.) Active status on probation or parole resulting from any of the above.

*This requirement does not constitute a guarantee or representation that residents or occupants have not been convicted of a felony or misdemeanor or are subject to deferred adjudication for such offences. Our ability to verify this information is limited to the information made available to us by the credit reporting services used.*

**7. AGE:**

Applicants must be at least 18 years of age.

**8. OCCUPANCY:**

limitations regarding occupancy of unrelated parties):

Maximum number of occupants per apartment (subject to legal

1 Bedroom

3 occupants

2 Bedroom

5 occupants

3 Bedroom

7 occupants

Compliance with the community's occupancy standards must be equally applied on each apartment style. Should the apartments occupancy change in such a way that it conflicts with the allowable limit, occupants will be required to transfer to the appropriate type of apartment (at resident's expense) when the lease expires with a good 30-day written notice and management's written approval. This policy is in no way intended to conflict with the number of occupants legally allowed in the apartment as listed on the lease.

**9. SECURITY DEPOSIT:**

A security deposit is required and must be paid in full by money order, cashier's check, or traveler's check prior to moving into an apartment. If applicant is not approved, a check for amount of deposit will be mailed to you within 7 days. Once deposit is left on apartment the applicant has 72 hours to cancel with no deposit penalty

**10. PET DEPOSIT/PET POLICY (if pets are permitted at the property):**

If any city, county or state laws forbid any vicious breeds the property will abide by those laws.

**11. MOVE-IN COSTS:**

All deposits, fees and 1<sup>st</sup> month's rent must be paid by money order, cashier's check, or traveler's checks.

**12. CO-SIGNER**

- a. A co-signer may be offered and accepted as additional support for items one (1) and two (2).
- b. The co-signer must complete an application, pay the application fee, meet all criteria (INCOME must be 4 times the amount of rent) and must sign all paperwork before the resident moves in.
- c. If the prospective resident does not have income or employment at this time, but can meet the requirements in number 2 and number 5, then a co-signer will be waived as long as 2 full months rent is paid in advance.
- d. If a co-signer is required he/she must meet the above criteria including a criminal background check.

*Our decision was based in whole or part on the information obtained in a report from the consumer reporting agency listed below. You have rights under the Fair Credit Reporting Act to know the information contained in your file at the consumer reporting agency. Under the Fair Credit Reporting Act, you have the right to make a written request to the consumer reporting agency, no later than 60 days after you receive this notice, for disclosure of the nature of this information in the form of a free copy of your consumer credit report from the consumer reporting agency. The reporting agency played no part in our decision, and is unable to supply specific reasons why we have made this decision on your leasing application.*

**I (WE) HAVE READ AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.**

Community Manager/Agent	Date	Prospective Resident	Date	Time
Skyline Property Management, Inc.				
Solely As Agent for Owner		Prospective Resident	Date	Time
		Prospective Resident	Date	Time

Prospective Resident

Date

Time

Prospective Resident

Date

Time

SKYLINE PROPERTY MANAGEMENT, INC. DOES BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW. (FAIR HOUSING ACT 1988)

All Applicants, eighteen (18) years of age or older, who will be residing in the Premises, must fill out a separate Application. To ensure your eligibility to lease an apartment, please carefully read our Rental Criteria before completing this application, submitting your application, or paying any fees. Applicant understands that there is a \$30.00 application fee for each application and that this fee must be paid prior to the application being submitted.

**Creekside at Amherst Apartments** Unit Applying For: \_\_\_\_\_ Move-In Date: \_\_\_\_\_

**How did you hear about us?:** \_\_\_\_\_

**Applicant's Name:** \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS# \_\_\_\_\_

Driver's License No. \_\_\_\_\_ State \_\_\_\_\_ E-mail Address \_\_\_\_\_

**Other Occupants:**

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS# \_\_\_\_\_

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS# \_\_\_\_\_

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS# \_\_\_\_\_

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS# \_\_\_\_\_

**RESIDENT HISTORY**

List every City and State you have resided in since you reached the age of 18:

(1) \_\_\_\_\_ / \_\_\_\_\_, (2) \_\_\_\_\_ / \_\_\_\_\_, (3) \_\_\_\_\_ / \_\_\_\_\_, (4) \_\_\_\_\_ / \_\_\_\_\_,

(5) \_\_\_\_\_ / \_\_\_\_\_, (6) \_\_\_\_\_ / \_\_\_\_\_, (7) \_\_\_\_\_ / \_\_\_\_\_, (8) \_\_\_\_\_ / \_\_\_\_\_.

**Present Address** \_\_\_\_\_  
Street Apt. # City State Zip Dates: From \_\_\_\_\_ **Home phone #** \_\_\_\_\_

\_\_\_\_\_  
Apt. Name/ If Home-Mortgage Co. & Loan # Present Landlord/Manager Manager's Phone #

Monthly Payment \$ \_\_\_\_\_ Reason for Moving \_\_\_\_\_

**Previous Address** \_\_\_\_\_  
Street Apt. # City State Zip Dates: To/From \_\_\_\_\_ **Home phone #** \_\_\_\_\_

\_\_\_\_\_  
Apt. Name/ If Home-Mortgage Co. & Loan # Present Landlord/Manager Manager's Phone #

Monthly Payment \$ \_\_\_\_\_ Reason for Moving \_\_\_\_\_

**Previous Address** \_\_\_\_\_  
Street Apt. # City State Zip Dates: To/From \_\_\_\_\_ **Home phone #** \_\_\_\_\_

\_\_\_\_\_  
Apt. Name/ If Home-Mortgage Co. & Loan # Present Landlord/Manager Manager's Phone #

Monthly Payment \$ \_\_\_\_\_ Reason for Moving \_\_\_\_\_

Have you ever been: Evicted from any leased premises? YES \_\_\_\_\_ NO \_\_\_\_\_

Broken a rental agreement or lease contract? YES \_\_\_\_\_ NO \_\_\_\_\_

Do you require any special accommodations? YES \_\_\_\_\_ NO \_\_\_\_\_

**EMPLOYMENT**

**Present Employer** \_\_\_\_\_ Position \_\_\_\_\_

Business Address \_\_\_\_\_  
Street City State Zip **Your Work Phone #** \_\_\_\_\_

Supervisor \_\_\_\_\_  
Name Phone # Employed Since \_\_\_\_\_

Gross Monthly Salary \_\_\_\_\_

Additional Monthly Income (If Any) \_\_\_\_\_ Source \_\_\_\_\_

**Other Employer** \_\_\_\_\_ Position \_\_\_\_\_

Business Address \_\_\_\_\_  
Street City State Zip **Your Work Phone #** \_\_\_\_\_

Supervisor \_\_\_\_\_  
Name Phone # Dates of Employment \_\_\_\_\_

**VEHICLE**

Year, Make & Model: \_\_\_\_\_ Color: \_\_\_\_\_ License # & State \_\_\_\_\_

Registered To: \_\_\_\_\_

Year, Make & Model: \_\_\_\_\_ Color: \_\_\_\_\_ License # & State \_\_\_\_\_

Registered To: \_\_\_\_\_

**BACKGROUND**

Have you been convicted, pleaded guilty or nolo contendere (no contest), received a deferred sentence, deferred prosecution, diversion, continued adjudication, continued petition, of any felony, or felony/misdemeanor sex offense within the past 10 years? YES \_\_\_\_\_ NO \_\_\_\_\_

\*Please note: a "Yes" answer will result in an automatic denial of the Rental Application.

Are you registered or under consideration for registration as a sexual offender? YES \_\_\_\_\_ NO \_\_\_\_\_

\*Please note: a "Yes" answer will result in an automatic denial of the Rental Application.

Are you currently facing prosecution for any felony, or felony/misdemeanor sex offense? YES \_\_\_\_\_ NO \_\_\_\_\_

\*Please note: a "Yes" answer will result in an automatic denial of the Rental Application.

**PETS**

Do you own any pets? \_\_\_\_\_ If so, how many? \_\_\_\_\_ Type/Breed \_\_\_\_\_ Weight \_\_\_\_\_  
Age \_\_\_\_\_ Color \_\_\_\_\_ Name \_\_\_\_\_

**EMERGENCY CONTACT \*\* (Someone not living with you)**

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Address \_\_\_\_\_  
Street Apt. # City State Zip **Phone #** \_\_\_\_\_

**Deposits and Fees - Disclosures**

I understand the application fee is a non-refundable payment for a credit and criminal check and processing charge of this Application and such sum is not a rental payment or security deposit. This amount will be retained by Landlord to cover the cost of processing application as furnished by the Applicant, regardless if the Applicant is approved or denied; any false or misleading information or intentional omission will constitute grounds for rejection of application. THIS APPLICATION IS PRELIMINARY ONLY AND DOES NOT OBLIGATE AGENT TO EXECUTE A LEASE OR TO DELIVER POSSESSION OF THE DWELLING UNIT TO APPLICANT. **THE RENTAL AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY SKYLINE PROPERTY MANAGEMENT, INC.** ("Agent"), on behalf of Landlord. Applications for the same apartment will be reviewed on a first come first served basis. Prior to signing a lease for the apartment, the Landlord is legally required to provide all Prospective Residents with DISCLOSURES OF INFORMATION ON LEAD-BASED and/or LEAD-BASED PAINT HAZARDS. Prospective Resident acknowledges that Agent will not process this application until such time that Prospective resident acknowledges in writing that Prospective Resident has received such disclosures. Additionally, while not legally required, Landlord has voluntarily disclosed that the premises or apartment community may contain asbestos. Prospective Resident acknowledges that Agent will not process this application until such time that Prospective resident acknowledges in writing that Prospective Resident has received such asbestos disclosures. Additionally, while not legally required, Landlord has voluntarily disclosed the presence of gasoline storage tanks. Prospective Resident acknowledges that Agent will not process this application until such time that Prospective resident acknowledges in

writing that Prospective Resident has received such gasoline tank disclosures.

I understand the deposits and fees to be:

Security Deposit(s) \$ \_\_\_\_\_ Pet Deposit(s) \$ \_\_\_\_\_ Pet Fee(s) \$ \_\_\_\_\_ Other \$ \_\_\_\_\_  
Non-refundable fee(s) \$ \_\_\_\_\_ Non Refundable Application fee \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

I hereby deposit \$ \_\_\_\_\_ with Agent. This amount (less application fee) will be refunded within 7 working days: 1) if the Application is denied, or 2) if the Application is accepted and the Applicant withdraws the Application in writing within 72 hours of the date of notification of acceptance. Agent will notify Applicant of denial or acceptance via phone and/or mail. If the Application is accepted and Applicant fails to occupy the premises on the agreed upon date (regardless if Applicant executes a lease or not), except for delay caused by Agent, the deposited amount will be retained by Agent as liquidated damages for holding the apartment off the market. In such instance, Agent will provide Applicant a written accounting within 30 days. If Agent cannot provide a specific apartment on the requested move in date, Agent reserves the right to provide a similar apartment. If the delay in providing Applicant with this specific apartment or a similar apartment is longer than seven (7) days, Applicant may terminate the lease by notifying Agent in writing.

**disclosure of Information**

I warrant and represent the information provided on this application to be true and correct. I authorize Agent to make such investigation into Applicant/ Resident/Occupant’s credit, employment, rental and criminal history, as Agent may deem appropriate, and release all parties from liability for any damage that may result from furnishing such information to Agent. Agent shall have the continuing right to review this credit and criminal information, rental application, payment history and occupancy history for account review, improving application review methods, and all other purposes. If approved, Applicant shall have a continuing and on-going duty to update all of the information provided on the Application. Applicant acknowledges that Agent may enter into a Lease in reliance on the information contained in Applicant’s rental application and any and all other information provided to Agent by Applicant. Applicant/Resident shall promptly notify Agent in writing of any subsequent change in the information provided by Applicant on Applicant’s application. If Applicant is approved, Agent shall have the right to terminate Applicant’s tenancy on three days’ notice to quit: 1) if it is determined that Applicant provided false or misleading information on this Application, or 2) if the Application information is no longer correct, for example, Applicant is convicted of a sexual offense after moving into the Premises. Errors, omissions, or misstatements by Applicant shall provide Agent with the option to terminate the Lease upon three days notice to quit.

Agent does not have a duty to verify, and does not represent or promise that it will verify, the accuracy or the answers provided in the Application of any applicant. Furthermore, Agent has no duty, and expressly disclaims any obligation, to perform a criminal background check on each applicant. Agent does not represent or guarantee that all residents have no prior criminal record or background.

Agent’s approval or denial of this Application is based on information provided by independent third parties. Agent makes no representation as to the accuracy of the information that Agent obtains from third parties in approving or denying this Application. Agent hereby disclaims any liability for the accuracy of such information that Agent obtains pursuant to Applicant’s consent.

**Disclosure of brokerage Relationship between Skyline Property Management, inc. and prospective resident**

Skyline Property Management, Inc. (“Skyline”) and the Prospective Resident(s) referenced below have NOT entered into any Real Estate Brokerage Agency Agreement or Relationship. The working relationship between Skyline and Prospective Resident(s) specified below is for a specific property described as: a residential apartment unit located at the **Creekside at Amherst Apartments apartment** community located at **7520 W. Amherst Avenue, Denver, 80227, Denver.**

Resident understands and acknowledges that Skyline is the agent for the property owner (Landlord), and Skyline represents only the landlord’s interests in this transaction. The Owner (Landlord) of the property has granted to Skyline the authority to manage and administer the Premises and Property and to enter into, administer and enforce provisions of this Application and any subsequent Lease that may result from the approval of this Application, and Skyline is not considered an agent for the Resident/Applicant at any time for any reason. As a prospective resident, you are a customer in this transaction. A customer is a party to a real estate transaction with whom the broker (Skyline) 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. If you desire representation, Broker recommends that you obtain either your own broker or legal advice from an attorney.

Different brokerage relationships are available that include seller agency, landlord agency, buyer agency, tenant agency or transaction-brokerage. The Colorado Real Estate Commission has a form setting forth the definitions of these working brokerage relationships (Form DD25). Upon request, Broker will provide the working definitions of the various brokerage relationships to you.

\_\_\_\_\_  
Prospective Resident Date

\_\_\_\_\_  
Agent/Broker’s Signature Date

**\*\* IT IS IMPORTANT THAT YOU PROVIDE US WITH AN EMERGENCY CONTACT OR CONTACTS THAT YOU KNOW AND TRUST. THE NAMES OF YOUR EMERGENCY CONTACTS WILL BE INSERTED INTO A LEASE ADDENDUM ENTITLED "DEATH OR PROLONGED INCAPACITY". IF YOU ARE UNABLE TO OCCUPY YOUR UNIT OR BECOME INCAPACITATED, DUE TO DEATH OR ANY OTHER REASON, WE WILL CONTACT YOUR EMERGENCY CONTACTS, AND THEY WILL HAVE THE LEGAL RIGHT TO CONTROL AND REMOVE YOUR PERSONAL PROPERTY\*\***



# RENTAL VERIFICATION

Property Name: \_\_\_\_\_  
 Attention: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Rental Verification for: \_\_\_\_\_  
 Current address: \_\_\_\_\_

Tenant(s) move in date: \_\_\_\_\_  
 Tenant(s) move out date: \_\_\_\_\_  
 Lease expiration date: \_\_\_\_\_ Monthly rental amount: \_\_\_\_\_  
 Did tenant fulfill their lease? \_\_\_\_\_ Was sufficient notice given? \_\_\_\_\_  
 Did tenant pay their rent on time? \_\_\_\_\_ How many times did they pay late? \_\_\_\_\_  
 Were there any returned checks? \_\_\_\_\_ How many returned? \_\_\_\_\_  
 Did you ever have to start the eviction process? \_\_\_\_\_ If yes, How many times? \_\_\_\_\_  
 Do they still owe you any money? \_\_\_\_\_  
 Would you rent to this tenant again? \_\_\_\_\_

### PLEASE GIVE US THE FOLLOWING INFORMATION

Do you or do any of your occupants have charges pending against you or against them for any criminal offense(s)?  
 Applicant  Yes  No Occupants  Yes  No  
 Have you or have any of your occupants ever been convicted of, or pleaded guilty or no contest to any criminal offense(s) or had any criminal offense(s) disposed of other than by acquittal or a finding of "not guilty"?  
 Applicant  Yes  No Occupants  Yes  No  
 If "Yes" to either of the above questions, give details and dates: \_\_\_\_\_

Any litigation, such as: evictions, suits, judgments, bankruptcies, foreclosures, etc?  Yes  No If "Yes", give details and dates: \_\_\_\_\_

### PLEASE READ CAREFULLY AND SIGN BELOW

Correct information – Applicant represents that all of the above statements are true and complete. Applicant hereby authorizes verification of the above information and releases from liability or responsibility all persons and corporations requesting or supplying such information. Applicant acknowledges that false, incomplete or misleading information herein may constitute grounds for rejection of this application, termination of right of occupancy of all occupants under a lease and/or forfeiture of deposits and fees.

Subject to the provisions of the "Correct Information" representation above, if the Applicant is not approved, the Fee and Deposit, if any, will be refunded to Applicant. If Applicant is approved by Owner and a Lease is entered into, the Fee, if any, will be applied toward any Non-Refundable Fees required under the Lease the deposit, if any, will be applied toward any Security Deposit required under the Lease. If Applicant notifies Owner that Applicant wishes to withdraw this Application for Rental prior to approval by Owner, or if Applicant is approved, but fails to promptly enter into the contemplated Lease, then the entire amount paid shall be forfeited to Owner; Keys will be furnished only after a Lease and other rental documents have been properly executed by all parties and only after all move-in costs (i.e. the Total Due at Move-In) have been paid. This Application is preliminary only and does not obligate Owner or Owners' agent to execute a Lease or to deliver possession of the dwelling unit to Applicant.

I have read and agree to the provisions as stated. \_\_\_\_\_ Property Staff Initials: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Applicant Signature: \_\_\_\_\_



# CREDIT CARD AUTHORIZATION FORM

## Creekside at Amherst Apartments

Print Name: \_\_\_\_\_

Unit Number: \_\_\_\_\_

Name On Card: \_\_\_\_\_

Billing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Credit Card Number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

3 Digit Security Number: \_\_\_\_\_

Resident Balance: \$ \_\_\_\_\_

Convenience Fee: \$ 10.00 (waived if paying Application fee or Deposit)

**Charge Total:** \$ \_\_\_\_\_

By signing I authorize to have the **charge total** debited to the above credit card number:

\_\_\_\_\_  
Resident Signature

# ASBESTOS DISCLOSURES

Prospective Residents (List all Residents that are or are considering applying for tenancy, please print legibly)

, are applying or considering applying for

tenancy at **Creekside at Amherst Apartments**. While the law does not require this disclosure, the Landlord has decided to voluntarily disclose this information to prospective residents before they become obligated under a lease. This disclosure does not mean that the dwelling contains asbestos or asbestos hazards.

ASBESTOS WARNING AND DISCLOSURE: Resident is aware that asbestos materials are hazardous to one's health, particularly if asbestos fibers are released into the air and inhaled. In the past, asbestos was a commonly used insulation material in heating facilities and in certain types of floor and ceiling materials, shingles, plaster products, cement and other building materials. In most dwellings that were built prior to 1981 and in some built after that, asbestos was commonly used as a construction material. In various parts of your dwelling, asbestos materials may have been used in the original construction or in renovations prior to the enactment of federal laws that limit asbestos in certain construction materials.

Resident acknowledges that that Skyline Property Management, Inc, as Agent for Landlord has warned Resident that the premises or community may contain asbestos.

The United States Environmental Protection Agency (EPA) has determined that the mere presence of asbestos materials does not pose a health risk to residents and that such materials are safe so long as they are not dislodged or disturbed in a manner that causes the asbestos fibers to be released. Disturbances include sanding, scraping, pounding, or other techniques that produce dust and cause the asbestos particles to become airborne. The EPA does not require that intact asbestos materials be removed. Instead, the law simply requires that we take reasonable precautions to minimize the chance of damage or disturbance of those materials.

Skyline Property Management, Inc., as the management company for your apartment community, strives to provide you with a comfortable, safe and healthy environment. While we are aware of no conditions which would be harmful, we wish to caution you about disturbing any part of the building in which your apartment is located. In particular, but not limited to, structures having "popcorn" or "cottage cheese" type ceilings may contain asbestos fibers or asbestos-containing material. Such ceilings should not be disturbed since it could release asbestos fibers in the air. Any disturbance of ceilings, walls, or floors should be done only by licensed abatement contractors. Therefore, in keeping with the terms of your Lease Agreement, you should not install fixtures, hooks or other hanging objects from the ceiling, walls or floors of your apartment and should not drill, sand, grind, paint or break into any walls, floors or ceilings. Disturbing these types of materials may create various dusts and debris that could be inhaled with serious health consequences. If there is anything relating to your apartment, which you feel might require any modification or change in the walls, ceilings, or floors, please notify our manager so work may be performed by properly trained personnel. In addition, if you become aware of any disturbances of any such building materials, please notify us immediately so we can take proper measures.

Community Manager/Agent \_\_\_\_\_ Date \_\_\_\_\_  
Skyline Property Management, Inc.  
Solely As Agent for Owner

**I have read and understand the information provided above. I agree to comply with the above instructions concerning my apartment. Specifically, I agree not to install fixtures, hooks or other hanging objects from the ceiling, and not to drill, sand, grind, paint or otherwise disturb or break into any walls, floors or ceilings.**

Prospective Resident	Date	Time
Prospective Resident	Date	Time
Prospective Resident	Date	Time
Prospective Resident	Date	Time
Prospective Resident	Date	Time

# FEDERALLY REQUIRED LEAD HAZARD INFORMATION AND DISCLOSURE

Prospective Residents (List all Residents that are or are considering applying for tenancy, please print legibly)

, are applying or considering applying for tenancy at **Creekside at Amherst Apartments**. **While the law requires this disclosure and the accompanying information must be distributed to prospective residents before they become obligated under a lease for most types of housing built before 1978, it does not mean that the dwelling contains lead-based paint or lead-based paint hazards.**

**LEAD WARNING STATEMENT** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors/Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees/Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's/Landlord/s Disclosure**

Presence of lead-based paint and/or lead-based paint hazards (*check only one box*)

Lessor (Landlord) has no knowledge of lead-based paint and/or lead-based paint hazards in the housing

Records and reports available to Lessor (*check only one box*)

Lessor (Landlord) has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's (Tenant's) Acknowledgment (Initial)**

\_\_\_ Lessee/Tenant has received copies of all information listed above.

\_\_\_ Lessee/Tenant has received the pamphlet Protect Your Family From Lead In Your Home.

**AGENT'S STATEMENT** If another person or entity is involved in leasing the dwelling as an agent of the lessor (i.e., as a management company, real estate agent or locator service acting for the owner), such agent represents that: (1) agent has informed the lessor of the lessor's obligations under 42 U.S.C.4852 (d); and (2) agent is aware of agent's responsibility to ensure that lessor complies with such disclosure laws. Such compliance may be through lessor himself or herself, or through lessor's employees, officers or agents. Lessor's obligations include those in 24 CFR Sections 35.88 and 35.92 and 40 CFR Sections 745.107 and 745.113. Agent's obligations include those in 24 CFR Section 35.94 and 40 CFR Section 745.115.

**ACCURACY CERTIFICATIONS and RESIDENTS ACKNOWLEDGMENT** Lessor and any agent named below certify that to the best of their knowledge the above information and statements made or provided by them, respectively, are true and accurate. The person who signs for the LESSOR may be (1) the owner himself or herself; (2) an employee, officer or partner of the owner; or (3) a representative of the owner's Management Company, real estate agent or locator service if such person is authorized to sign for the lessor. The person who signs for the AGENT may be: (1) the agent himself or herself; or (2) an employee, officer or partner of the agent if such person is authorized to sign for the agent. The lessees (residents) signing below acknowledge that they have received a copy of this **FEDERALLY REQUIRED LEAD HAZARD INFORMATION AND DISCLOSURE**.

Community Manager/Agent Skyline Property Management, Inc. Solely As Agent for Owner	Date	Prospective Resident	Date	Time
		_____		
		Prospective Resident	Date	Time
		Prospective Resident	Date	Time
		Prospective Resident	Date	Time
		Prospective Resident	Date	Time