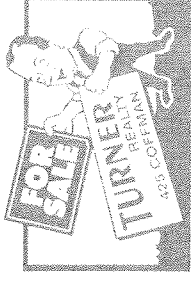




RENTAL APPLICATION



Property _____ Apt # _____
Date Applied _____ Desired Move in Date _____ Pets _____

Applicant Name _____ Phone Number _____
 Social Security Number _____ Date of Birth _____
 Driver's License Number _____ State _____ Email _____
 Present Address _____ How Long _____ Phone _____
 Amount of Rent _____ Landlord Name _____
 Previous Address _____ How Long _____
 Amount of Rent _____ Landlord Name _____ Phone _____
 Employer _____ How Long _____ Monthly Salary _____ Phone _____

Co-Applicant Name _____ Phone Number _____
 Social Security Number _____ Date of Birth _____
 Driver's License Number _____ State _____ Email _____
 Present Address _____ How Long _____ Phone _____
 Amount of Rent _____ Landlord Name _____
 Previous Address _____ How Long _____
 Amount of Rent _____ Landlord Name _____ Phone _____
 Employer _____ How Long _____ Monthly Salary _____ Phone _____

Additional Occupants (Under 18) – Full Name and age

Vehicle Make _____ Model _____ Year _____ Color _____ License _____
 Vehicle Make _____ Model _____ Year _____ Color _____ License _____

Emergency Contact _____ Phone _____ Relationship _____

List any convictions, deferred adjudications, litigation or administrative complaints brought against any person listed on the application: _____

List all evictions, actions, foreclosures and bankruptcies against any person listed on this application: _____

AUTHORIZATION FOR RELEASE OF INFORMATION

I/we authorize release of any information needed by the owner/manager to verify the accuracy of the information above. I/we understand that if I/we do not comply with the terms of the lease, or fail to pay the rent, information will be turned over to a collection agency. Only those listed above will occupy the premises.

ACKNOWLEDGEMENT OF FALSE INFORMATION

Applicant acknowledges any false information contained in this Rental Application will be basis for a decline of the Rental Application as well as basis to terminate any resulting Lease Contract.

APPLICATION FEE AND DEPOSIT

Applicant shall pay Landlord \$ _____ as a Non-Refundable Application Fee to cover the cost of the processing this Rental Application. In addition to this Non-Refundable Application Fee, Applicant shall pay a deposit of \$ _____ to the Landlord no later than 24 hours after the application has been approved. This deposit will be Non-Refundable if the Applicant chooses not to take possession of the property.

If any of the information on the Rental Application is found to be inaccurate or if the Applicant is approved for residency and refuses to execute a Lease Contract, the Application Deposit may be applied to any cost incurred by the Landlord in holding the Premises for Applicant, preparing it to be re-rented, finding a replacement tenant or any other administrative costs associated with this Rental Application.

_____ Applicant _____ Date _____

_____ Co-Applicant _____ Date _____



FACTUAL DATA

TENANT INQUIRY RELEASE

I understand that investigative inquiries on my background, in accordance with the Fair Credit Reporting Act and all state and federal laws, are to be made on me, including information as to my personal character, abilities, work habits, mode of living, residency, immigration status, general reputation, performance, experience, and other qualities.

I understand that Factual Data may make inquiries, including but not limited to my consumer credit history, education, professional licensing, and criminal history and driving history. Furthermore, I understand that Factual Data may request information from various federal, state and other agencies that maintain records concerning my past driving history, credit history, criminal history, military history, civil and other experiences, as well as claims involving me in the files of insurance companies.

Upon written request, I will be informed whether an investigative consumer report was requested and will be given full information as to the nature and scope of this investigation, as well as the name of the reporting agency or sources of information.

I authorize without reservation, any party (including, but not limited to, employers, law enforcement agencies, state agencies, institutions and private information bureaus or repositories) contacted by Factual Data to furnish any or all of the above mentioned information. In addition, I hereby release Factual Data from any and all liability for damages arising from the investigation and disclosure of the requested information. I further release and discharge all liability from all companies, agencies, officials, officers, employees and other persons, who, in good faith, provide to Factual Data the above mentioned information as requested, in order to successfully complete my background investigation. I will allow a photocopy of this authorization to be as valid as the original.

FULL NAME (please print) _____
SOCIAL SECURITY NUMBER _____ Date of Birth** _____
CURRENT ADDRESS CITY/STATE/ZIP PHONE NUMBER _____
DRIVER'S LICENSE NUMBER _____ STATE _____
APPLICANT'S SIGNATURE _____ DATE _____

Please include photo copy of applicant's picture ID with signature.

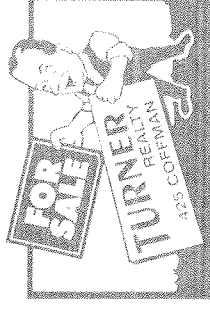
**Date of Birth is being requested only for the purpose of identification in obtaining accurate retrieval of records, and will not be used for discriminatory purposes.

Please remit application to:

Turner Realty
425 Coffman St.
Longmont, CO 80501

303-776-1105

TURNER REALTY QUALIFYING CRITERIA



Turner, Inc. of Longmont does not discriminate on the basis of race, creed, color, national origin, marital status, age, sex, sexual orientation or any other form of discrimination by law.

The following guidelines for rental application approval apply:

1. All applicants must be at least 18 years of age.
2. All applicants must have current and stable employment history of at least 6 months
3. Unemployed applicants may be required to prepay 1 to 6 months' rent in advance providing credit history and rental/mortgage references are satisfactory.
4. The applicant must have gross monthly income of 3 times the amount of rent.
5. Reliable references from a previous landlord or the mortgage company (relatives and friends may not be a reliable rental source) cannot indicate poor payment history or excessive damages to the apartment or disturbances. Satisfactory payment history is considered no more than 3 late payments in a 12month period: otherwise the prospect will be denied.
6. Credit checks are obtained to determine the applicant's ability to make timely payments. If any of the following items are found to be in evidence, the application will be denied:
 - A. Unpaid collection activity with the exceptional medical or student loans
 - B. Any unpaid collection accounts from utility companies, cable TV, phone and cell phones
 - C. Any Judgments
 - D. Bankruptcy filed and applicant does not hold a "Notice of Discharge.
7. If any of the following items are found to be in evidence with the present or previous landlord and/or Mortgage Company, the application will be denied.
 - A. Any applicant with a record of an eviction, a balance due, property damage or disturbance.
 - B. Habitual late payment of rent/mortgage or other accounts
 - C. Allowing unauthorized persons to reside in the unit.
 - D. Applicant did not fulfill the lease term. (An exception would be that the applicant paid all monies due through the term of the lease and verification from previous landlord must note the same
 - E. Applicant has not given a 30 day notice to vacate.
 - F. Illegal activity on the premises, inclusive of guests.
 - G. Damages to the property or common areas where the cost for repairs exceeded the security deposit paid for such damages.
8. A co-signer may be required if you only have one of the three (3) criteria.
 - A. Employment six months or longer
 - B. Good credit
 - C. Verifiable rental reference
9. The number of people that may occupy a rental is limited to two (2) people per bedroom, plus a newborn baby under the age of 12 months.

I have read and understand the above Qualifying Criteria:

Applicant

Date

Applicant

Date