

1. RESIDENTS

NAME (Last) _____ (First) _____ (Mid. Init./Jr. or Sr.) _____	
SPOUSE'S NAME (if applicable) _____ (Mid. Init./Jr. or Sr.) _____	CURRENT PHONE NO. _____
ADDITIONAL RESIDENTS (separate application required for all adults except spouse.)	
NAME _____	RELATIONSHIP _____ AGE (if under 18) _____
_____	_____
_____	_____

PROPERTY _____		
DATE OF APP. _____	APT. NO. _____	TYPE _____
RENTAL AMT. _____	SEC. DEP. _____	PET DEP. _____
MO. DATE _____	LEASE TERM _____	INCOME PERCENT _____
VERIFIED BY _____		APPROVED BY _____

2. RESIDENTIAL HISTORY (Previous 2 addresses)

CURRENT ADDRESS _____ CITY _____ STATE _____ ZIP _____	NAME OF APARTMENT BLDG. _____	FOR OFFICE USE ONLY
PAYMENT MADE TO _____ HOW LONG? _____ <input type="checkbox"/> RENT <input type="checkbox"/> OWN REASON FOR LEAVING _____	PHONE NO./CONTACT _____	
PREVIOUS ADDRESS _____	NAME OF APARTMENT BLDG. _____	
PAYMENT MADE TO _____ HOW LONG? _____ <input type="checkbox"/> RENT <input type="checkbox"/> OWN REASON FOR LEAVING _____	PHONE NO./CONTACT _____	

3. EMPLOYMENT DATA

CURRENT EMPLOYER _____	ADDRESS _____ CITY _____ STATE _____ ZIP _____
PHONE NO. _____ POSITION _____	SUPERVISOR _____ LENGTH OF EMPLOYMENT _____ MONTHLY SALARY _____
SPOUSE'S EMPLOYER (if Applicable) _____	ADDRESS _____ CITY _____ STATE _____ ZIP _____
PHONE NO. _____ POSITION _____	SUPERVISOR _____ LENGTH OF EMPLOYMENT _____ MONTHLY SALARY _____
ADDITIONAL INCOME SOURCES:	
1. _____	\$ _____
2. _____	\$ _____

4. FINANCIAL DATA

BANK _____	CITY/BRANCH/ADDRESS/PHONE _____	ACCOUNT NO. _____
SAVINGS ACCOUNT _____	_____	_____
CREDIT UNION _____	_____	_____
CHECKING ACCOUNT _____	_____	_____
CREDIT REFERENCES:	ADDRESS _____	ACCT. NO. _____ PAYMENTS _____
1. _____	_____	_____
2. _____	_____	_____
SOCIAL SECURITY NO. _____	DATE OF BIRTH _____	DRIVER'S LICENSE NO. _____ STATE _____
SOCIAL SECURITY NO. (SPOUSE) _____	DATE OF BIRTH _____	DRIVER'S LICENSE NO. _____ STATE _____

5. OTHER INFORMATION

VEHICLES YOU WOULD LIKE TO PARK ON PROPERTY?						
MAKE _____	MODEL _____	YR. _____	COLOR _____	LICENSE # _____	STATE _____	
VEHICLE _____	_____	_____	_____	_____	_____	
VEHICLE _____	_____	_____	_____	_____	_____	
DO YOU HAVE ANY WATER-FILLED FURNITURE? (Describe) _____	DO YOU HAVE ANY PETS? (Describe species, size) _____	NEAREST RELATIVE NOT LIVING WITH YOU: _____		PHONE NO. _____		
IN CASE OF EMERGENCY CONTACT: _____		PHONE NO. _____	ADDRESS _____			

The Applicant is depositing herewith, the sum of \$ _____, receipt of which is acknowledged as a non interest bearing deposit (and not as a rent payment) to be applied towards Applicant's security deposit pursuant to the Residential Rental Agreement and retained by Owner for the duration of the Applicant's occupancy of Apartment # _____ in the event the application is approved. If the Applicant fails or refuses FOR ANY REASON (other than if caused by Owner) to occupy said apartment by _____ (date), the Owner may retain said deposit, to cover 1) the cost of taking and processing the application, 2) rent loss incurred resulting from Applicant's failure to occupy the apartment, and 3) any and all additional costs incurred by Owner as a result of Applicant's failure to occupy the apartment. The security deposit may also be retained in the event Applicant is approved for apartment occupancy and cancels said Agreement. Provided further, that in the event this application is disapproved, said deposit will be refunded to the Applicant.

The Applicant hereby gives \$ _____ as a non refundable fee giving Wasatch Property Management and its authorized agents permission to obtain a Consumer Credit Report and to utilize such information contained in such Consumer Credit Report to approve or disapprove this application for residency. This application is made with the understanding that it is subject to acceptance by the Owner.

Wasatch Property

AGENT FOR OWNER _____

APPLICANT'S SIGNATURE _____ DATE _____

RESIDENT MANAGER APPROVAL _____

APPLICANT'S SIGNATURE _____ DATE _____

Residential Rental Application Criteria

WASATCH PREMIER COMMUNITIES

Applicant Name:

Applicant Code:

All Applicants over the age of 18 must read and sign

All properties managed by Wasatch Premier Communities comply with State and Federal Fair Housing Guidelines.

Rental application must be processed on all future residents 18 years of age and older. Government issued photo identification is required. You may be required to re-qualify upon renewing your lease agreement. Co-signers must meet the same criteria listed below and reside in the local area unless approved by management.

This community uses a statistically sound credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics so all applicants are treated objectively. Your credit report contains information about you and your credit experiences including your bill-paying history, the number and type of accounts you have, late payments, collection actions, outstanding debt, rental history and the age of your accounts. If your application is denied or accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information to us.

Qualifying Guidelines:

- 1) Occupancy Guidelines: Maximum number of occupants per apartment will be determined by the following reasonable standard:

1 Bedroom = 3 2 Bedroom = 5 3 Bedroom = 7 4 Bedroom = 9

If birth or adoption occurs during the term of the lease the occupant will be allowed to complete the term of their lease, in the current apartment home.

- 2) Income/Qualifying Guidelines: If the result of the screening are returned as "Refer", "Low Accept", "Conditional Accept" or if applicant(s) have a foreclosure, applicants must comply with the following income requirements

Prior to move-in, income must be verified by providing documents such as: Pay stubs covering 2 recent pay periods, court ordered spousal or child support, prior year's W-2, Social Security, GI benefits, pensions, disability income, trust income, dividend income, or other sources of regular income. Parental support does not constitute as additional income, unless parent is a co-signer.

Income received annually will be averaged over 12 months. Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. Gross monthly income of combined applicants must be 2.5 times the scheduled rent of the apartment. Some additional income may be included, such as government economic assistance, alimony, child support, or a second job (only with proof). If unemployed or retired, proof of income / assets should be provided, and must be equal to or greater than 2.5 times the contractual amount of the lease term.

- 3) If the results of the screening are returned as "Refer", "Low Accept", or "Conditional Accept", applicants will have their resident history verified:

Twenty-four months of verifiable, third party rental history, or twenty-four months of verifiable home ownership, or twenty-four months combination of both or eighteen months or more of active military service.

- 4) Guarantor will be accepted for applicants that are currently unemployed or have insufficient income. Gross monthly income for the Guarantor must be six (6) times the scheduled rent of the apartment.

- 5) Required Deposits will be as follows:

"Refer" will pay amount equal to ½ month's rent in addition to the regular security deposit.

"Low Accept" will pay amount equal to ½ month's rent in addition to the regular security deposit.

"Conditional Accept" will pay amount equal to one month's rent in addition to the regular security deposit.

A home foreclosure will result in a \$500 Security Deposit in addition to a "Normal", "Refer", "Low Accept" or "Conditional Accept" Deposit.

- 6) Any unpaid Telecheck or other return check service appearing on applicant's credit report will result in applicant being required to pay by Certified funds (i.e.-Money Order or Certified Check) throughout the term of the lease.

- 7) A criminal background check will be conducted for each applicant or occupant eighteen- (18) years or older. The application will be rejected for any of the following reported criminal related reasons:

--Any Felony conviction (No time limit)

--Any terrorism-related conviction (No time limit)

--Any drug-related conviction (No time limit)

--Any prostitution-related conviction (No time limit)

--Any sex-related conviction (No time limit)

--Any cruelty to animals-related conviction (No time limit)

--Any Misdemeanor conviction involving a crime against persons or property (No time limit)

--Any above related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication" (No time limit)

--Active status on probation or parole resulting from any of the above (No time limit)

Reasons for not approving an application include, but are not limited to: bankruptcy, insufficient income, unpaid judgements, eviction, outstanding rent debt, home foreclosure, household size exceeding occupancy limits, and falsification of the application information.

Applicant Consent:

The undersigned applicant(s) and co-signer(s) hereby consent to allow Echo Ridge at Metzler Ranch ("owner"), itself or through its designated agents or employees, to obtain a consumer report and/or criminal record information on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease an apartment to me/us. We also agree and understand that owner and its agents and employees may obtain additional consumer reports on each of us in the future to update or review our account. Upon my/our request, owner will tell me/us whether consumer reports were requested and the names and addresses of any consumer-reporting agency that provided such reports.

Applicant	Date
Applicant	Date
Applicant	Date

Additional Information:

Parking: Applicant agrees to the management's assignment of parking spaces and acknowledges that some reserved spaces are available for an additional fee.

Deposit: All security deposits will be due within 72 hours of application approval. Deposits must be in the form of cashiers check or money order. Personal checks can be accepted for deposits up to 14 days before the move-in date. Keys will not be provided until all deposits and rents have been paid in full and utilities have been put into resident's name. I understand that there is a 72 hour period within which to request a refund of the holding deposit and withdraw my application for an apartment. Any fees charged for credit or reference checks are non-refundable.

Rent: All rent, deposits and fees must be made by check, money order, cashiers check or credit/debit payment. NO CASH IS ACCEPTED.

All payments are to be made payable to Echo Ridge at Metzler Ranch Apartments. Payments must be made at the Rental Office located at 339 Allen Street Castle Rock, CO 80108. The Rental Office can be reached by phone at 303-663-8400. Unless otherwise posted, payments can be made in person at the Rental Office between 9:00 am and 5:00 pm Monday through Friday and between 10:00 am and 5:00 pm on weekends. In addition, a "night drop" is available for payments when the office is not open.

Cable: Selected communities provide bulk cable services at a discounted rate. As a condition of leasing, Residents may be required to subscribe to these services.

Utilities: Resident shall be responsible for the payment of utility services, such as electricity and/or gas and may include water, sewer and refuse collections.

Resident shall not use any utility service prepayment program that will automatically terminate such service upon the expiration of any prepayment unless timely written notice is first provided to the Resident and to the Owner advising of this intended interruption.

Pets: Restrictions. We will accept all breeds of dogs a minimum of one year old, except for pure breeds or mixed breeds of any of the following: Afghan Hound, Akita, Australian Cattle Dog, Basenji, Basset Hound, Bedlington Terrier, Bernese, Bloodhound, Boxer, Bulldog, Chow, Dalmatian, Doberman, Dog de Bordeaux, Elkhound, Fila Brasileiro, Foxhound, German Shepherd, Great Dane, Greyhound, Husky, Keeshond, Malamute, Mastiff, Pit Bull, Presa Canario (Pit Bull Family) Pointer, Rottweiler, Saint Bernard, Saluki and Weimaraner.

Management reserves the right to add additional breeds or canine families to this list of prohibited breeds at any time. We allow a maximum of two pets per apartment. Cats must be neutered. Reptiles or exotic pets are not allowed.

Renter's Insurance: Personal Liability Coverage of \$25,000 is required for ALL Wasatch Property Management Residents as of December 1, 2003. Personal Property Coverage is recommended but not required.

Required paperwork for "other insurance carriers" MUST contain:

- 1) The resident's name must be in the same print as the rest of the information - not handwritten.
- 2) The resident's apartment # and community address must be clearly stated.
- 3) The policy period (effective date, renew date or expiration date) must be stated to verify that the policy is in force. This MUST be distinctly noted.
- 4) Proof of @ least \$25,000 in Personal Liability coverage clearly stated. NOT to be confused with personal property, which covers resident's personal belongings only. Personal Property coverage is optional, Personal Liability coverage is required.
- 5) No handwritten information is acceptable for verification purposes and Insurance Applications are not acceptable proof of insurance coverage.



PET POLICIES

A maximum of two pets are allowed per apartment home. All dogs and cats must be at least 1 (one) year of age and spayed and or neutered. A photo of each pet will be required by your move in date along with a current and up to date statement of vaccinations from the pets veterinarian.

All dogs must be kept on a leash at all times. Excessive barking will not be tolerated. All dogs are to remain indoors at all times, leaving pets on patios or balconies un attended is not permitted. In addition, residents are responsible for picking up after their pet (s), or they will be subjected to fines of not less than \$ 75.00 per offense. Pets off a leash are subject to this fine as well.

The following breeds are NOT accepted:

Afghan Hound, Akita, Australian Cattle Dog, Basenji, Basset Hound, Bedlington Terrier, Bernese, Bloodhound, Boxer, Bulldog, Chow, Dalmatian, Doberman, Dog de Bordeaux, Elkhound, Fila Brasilerio, Foxhound, German Shepherd, Great Dane, Greyhound, Husky, Keeshond, Malamute, Mastiff, Pitt Bull, Presa Canario (Pit Bull family) Pointer, Rottweiler, Saint Bernard, Saluki and Weimaraner.

** Management reserves the right to add additional breeds or canine families to this list of prohibited breeds at any time.**

** Dogs require a \$25.00 per month pet rent (each) plus a deposit of \$400.00 per dog (\$200.00 non refundable on each pet).

** Cats require a \$20.00 per month pet rent (each) plus a deposit of \$300.00 per cat (\$150.00 non refundable on each pet).

Resident signature: _____

Date: _____

Agent for Owner signature: _____