Roommate / Sublease Application

1018 N Marion St, Denver, CO 80218 • Denver Co-Living

Sublandlord
Kristin Benoist
720-579-3268 • kbenoist@yahoo.com

Thank you for your interest in subleasing a room at 1018 N Marion St. Please complete every section — incomplete applications will not be reviewed. Submit this form together with a background or tenant screening report dated within the last 60 days. If you do not already have one, you can complete one at **usacolivingfinder.com**.

Equal Housing Opportunity. Applications are reviewed without regard to race, color, creed, religion, national origin, ancestry, sex, sexual orientation, gender identity or expression, marital status, familial status, disability, veteran or military status, source of income, or any other class protected by federal, state, or local law. Any government-issued photo identification is accepted. We do not request or consider immigration or citizenship status (C.R.S. § 38-12-1203).

APPLICATION DATE _____ DESIRED MOVE-IN DATE _____ DESIRED LENGTH OF STAY _____ ROOM OF INTEREST (1–6) Room 2 · $1,175/mo

1 Applicant Information

FULL LEGAL NAME _____ PREFERRED NAME _____

PHONE _____ EMAIL _____

DATE OF BIRTH _____ GOVERNMENT PHOTO ID — TYPE & NUMBER _____ ISSUING AUTHORITY _____

PERMANENT MAILING ADDRESS (STREET, CITY, STATE, ZIP) _____

Photo of government-issued ID attached (please also email a photo to kbenoist@yahoo.com) ☐ Yes ☐ No

2 Employment & Income

Pay stubs, offer letter, tax return, or bank statements

EMPLOYER / INCOME SOURCE _____ JOB TITLE _____

LENGTH OF EMPLOYMENT _____ HR / SUPERVISOR NAME _____ HR / SUPERVISOR EMAIL (VERIFICATION) _____

APPROX. MONTHLY GROSS INCOME ($) _____ ADDITIONAL INCOME SOURCE (IF ANY) _____

Proof of income attached to this application ☐ Yes ☐ No

3 Rental History — Most Recent

ADDRESS (STREET, CITY, STATE, ZIP) _____

LANDLORD / PROPERTY MANAGER _____ PHONE OR EMAIL _____

MONTHLY RENT ($) _____ FROM (MONTH/YEAR) _____ TO (MONTH/YEAR) _____ REASON FOR LEAVING _____

4 Rental History — Prior Residence

ADDRESS (STREET, CITY, STATE, ZIP) _____

LANDLORD / PROPERTY MANAGER _____ PHONE OR EMAIL _____

MONTHLY RENT ($) _____ FROM (MONTH/YEAR) _____ TO (MONTH/YEAR) _____ REASON FOR LEAVING _____

REFERENCE NAME	RELATIONSHIP	PHONE	EMAIL

VEHICLE MAKE / MODEL	YEAR	LICENSE PLATE & STATE	INSURANCE CARRIER

6 Background Disclosures

Answer all. "Yes" answers will not automatically disqualify you.

In the past 7 years, have you been evicted or asked to leave a rental?	☐ Yes	☐ No
In the past 7 years, have you broken or terminated a lease early?	☐ Yes	☐ No
Do you currently owe rent or utilities to a prior landlord?	☐ Yes	☐ No
Do you smoke or vape (cigarettes, cannabis, or other)?	☐ Yes	☐ No
Do you have any pets?	☐ Yes	☐ No

IF YOU ANSWERED "YES" TO ANY QUESTION ABOVE, PLEASE EXPLAIN

7 Background Check & Verification Authorization

If you already hold a **portable tenant screening report** prepared within the last 60 days by a consumer reporting agency of your choosing, submit it and no background check fee applies. If you would rather obtain a new report, you may use any consumer reporting agency you like; one option is a free profile at **usacolivingfinder.com**, which verifies your ID and runs a background check in one place and produces a report you keep and can reuse for any future room, whether or not you are currently looking.

By signing below you authorize verification of the information in this application, and you authorize the landlords, employers, and references listed above to release information for that purpose. **Consistent with Colorado law, only rental history from the past 7 years and criminal convictions from the past 5 years will be considered. Arrest records are never considered.**

8 House Rules — Initial Each

Type or write your initials in each box to acknowledge

_____ *initials*	Alcohol-free home: alcohol is not stored or consumed inside the house, and residents do not return to the house intoxicated. This is a condition of living here, applied the same way to every resident.
_____ *initials*	No cigarette smoking or vaping anywhere on the property, indoors or outdoors. Cannabis is permitted outdoors only, on the covered veranda — never inside the house.
_____ *initials*	No visitors or overnight guests. The house is for residents only; residents meet friends and guests away from the property.
_____ *initials*	Housekeeping handles the deep cleaning. Residents are responsible for cleaning up after themselves individually as they go. Each person agrees to rinse the tub (including under the mat), wipe the sink (cleaning supplies are behind the tub), and make sure the toilet is left clean after use. **In the kitchen:** wash dishes as you use them and wipe down counters. **Ignoring the house rules and not cleaning up as you go is the fastest way to be asked to leave.**
_____ *initials*	Lock the glass security door, and use the front entrance only to come and go.
_____ *initials*	The backyard is not shared and is not part of the space rented to residents.
_____ *initials*	Quiet hours: 10:00 PM – 7:00 AM, seven days a week. Read and respect posted signs in common areas.
_____ *initials*	Linens are not provided — applicant supplies own bedding and towels. There is no bicycle storage and no place to lock a bicycle on the property.

9 Fees & Deposit (Acknowledgment)

Dollar amounts and the rent figure used to calculate the security deposit are set out in the separate Sublease Agreement. Nothing below is charged unless you are approved and sign.

_____ *initials*

Administrative fee, due at move-in, non-refundable — covers document preparation, showing the house, and time spent with you before move-in.

_____ *initials*

Move-in preparation fee, due at move-in, non-refundable — payment for a professional deep clean of the room carried out **before** you take occupancy. It is **not** a security deposit and is never deducted from the security deposit.

_____ *initials*

Security deposit equal to one half of one month's rent, due in full at signing and held until move-out. The unapplied balance is returned within 60 days with an itemized statement and supporting documentation.

_____ *initials*

The security deposit may be applied only to unpaid rent, unpaid utilities, unpaid lawful charges stated in the Sublease Agreement, and the cost of repairing damage beyond normal wear and tear (C.R.S. § 38-12-103).

_____ *initials*

30-day end-of-month written notice is required to leave before the end date. If proper notice is not given, rent continues to accrue through the end of the proper notice period, and any rent left unpaid at move-out will be deducted from the security deposit.

_____ *initials*

Rent is due on the 1st. No late fee is charged before rent is at least seven days past due; a fee applies to rent received after the 7th, capped by statute at the greater of $50 or 5% of the past-due rent.

_____ *initials*

Maximum stay is 11 months and 22 days, with a fixed end date set in the Sublease Agreement.

10 Certification & Signature

I certify that the information in this application is true, complete, and accurate to the best of my knowledge. I understand that a false statement or material omission may result in denial or, if discovered after move-in, termination of my tenancy, and that submitting this application does not guarantee tenancy. I acknowledge that I have read and agree to the House Rules and Fee Acknowledgments above.

APPLICANT SIGNATURE _____ DATE _____

PRINTED NAME _____ ROOM APPLIED FOR _____