

LION VILLAGE RESERVATION APPLICATION

For Semester Starting: Fall 20 ____ Spring 20 ____ Summer 20 ____

Student Information:

Applicant Name: Please Print	Last Name	First Name	Middle Initial
Birth Date ()	Social Security Number ()	State/Identification Number	
Home Phone	Cell Phone	Email	

Gender: Male Female

Employment Information:

Employer Name	Phone Number	Title
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Vehicle Information:

Make	Model	Year	Color	License Plate
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Parent's (Your Home) Address or Previous Address:

Street	Apt. #	City & State	Country	Zip Code/Country Code
Phone Number to Verify	Dates of Occupancy		Rent Amount	

Income & Financial Information:

Income Source While Attending UCCS (Verification of these funds is required):

Student Loans	Scholarships	Work Study	Grant	Parental
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Guarantor Form must be submitted prior to move-in:

Annual Income of Guarantor: \$17,500 - \$19,999 \$20,000 - \$29,999 \$Over \$30,000 \$Over \$40,000

Personal References / Emergency Contact:

Parents: _____ Home Phone: () _____ Work Phone() _____

Address: _____ City, State, & Zip _____

Nearest Relative/Other: _____ Phone: () _____ Relationship _____

Address: _____ City, State, & Zip _____

Please Answer the Following Questions:

Do you owe any unpaid rent? Yes or No

Have you ever been evicted from a residence? Yes or No

Have you ever been charged with the misuse or the abuse of rental property? Yes or No

Have you ever been convicted of a crime other than minor traffic violations? Yes or No

If so, please explain: _____

ACKNOWLEDGEMENT

I, _____ (henceforth referred to as the Applicant), am depositing herewith the sum of \$ 350 00 which is acknowledged as a non-interest bearing deposit and not as a rental payment retained by Lion Village (henceforth referred to as the Community) for the duration of Applicant's occupancy within the Community. Understanding in the event the application is approved, and the Applicant fails or refuses FOR ANY REASON, to occupy the said apartment, by _____ (month, year) the full security deposit will be forfeited. Provided further, that in the event the application is disapproved, this deposit will be returned to the Applicant.

I hereby give the Lessor permission to obtain a credit report, UCCS student status and address reports, personal background checks, employment and residential history reports concerning myself and my co-signer, if applicable, for its use in evaluating residency qualifications I understand a credit report will be run as part of the process of this application. It is my responsibility to verify the status of my application for residency and this rental application before move in.

Applicant's Signature	Date Signed
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Lion Village – Agent for Owner	Date Received
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(This section is for office use only)

Move-In Date: _____ Apt. #: _____ Lease: Semester: _____ Academic Yr.: _____

Security Deposit Received: _____ Calendar Yr.: _____ Other: _____



LION VILLAGE
GUARANTOR FORM

Lessee Name: _____ Apartment: _____
Print Lessee's First and Last Name Apartment Bedroom

The above named has applied to become a resident at Lion Village Apartments. The Lion Village Agreement is incorporated herein (and henceforth termed the "lease") and will be signed by the Applicant subject to completion as appropriate. Lion Village requires, as a condition of the possible acceptance of such Applicant, that the prospective Applicant's parent, guardian or other sponsor personally and unconditionally guarantees all obligations of the lease. The undersigned guarantor represents that his or her relationship with the Applicant is that of _____ (parent, guardian, uncle, aunt, other (please specify if other)).

In order to induce Lion Village to lease to the Applicant identified above, the undersigned does hereby guarantee the payment in full of all obligations under the lease to be executed by the Applicant or any renewal extension or subsequent lease (whether for the same or different unit), and to pay all amounts including fines imposed pursuant to the lease, and Attorney's fees incurred in the enforcement of the subject lease or any renewal subsequent lease. The minimum amount being guaranteed is equal to the contract total as listed on the lease. Qualifications to be a Guarantor include, but are not limited to, being 18 years of age or older, being a U.S. citizen; and earning at least 3 times the lessee's monthly rent amount.

The guaranty may be enforced against the Guarantor(s) without the necessity of recourse against Applicant or any other parties responsible. Guarantor(s) consents that any proceedings to enforce the Agreement or related rights may be brought before the court sitting in the judicial district in which the apartments are located, the Guarantor(s) consents to personal jurisdiction of such courts. Any actions to enforce this guaranty shall be governed by the laws of the state of Colorado. The Guarantor(s) waives (1) notice of any renewal or extension of Applicant's lease or notice of any extension of time within any payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Applicant; (3) any understanding that any other person, firm or corporation was to sign this guaranty; (4) the incapacity or bankruptcy of Applicant or any other Guarantor(s); (5) any notice of change or amendment to the lease.

Failure of Lion Village to enforce rights of recovery against other occupants of the unit and any parties shall not release Guarantor(s), provided that Guarantor(s) is only liable for payments or obligations of Applicant whose name is set forth above in accordance with the terms of the lease agreement but shall be solely responsible as though Guarantor(s) were the Resident. In addition to other amounts guaranteed, Guarantor(s) agrees to pay the reasonable attorney's fees and all costs imposed under the terms of the lease or required or appropriate in enforcement of this guaranty.

NOTICE: Guarantor(s) must submit a clear photocopy of their current Driver's License with this form.

Guarantor Name _____ SSN _____ DOB _____

Address (street, city, state, zip) _____

Home Phone _____ Alternate Phone _____

Employer Name _____ Employer Phone _____

Email _____

*My signature authorizes above listed reference to release information to Lion Village Management.

Guarantor Signature _____ EXECUTED this _____ day of _____, 20 _____

The execution of this document is a material inducement for Lion Village to enter into a lease agreement, and Lion Village is fully relying upon the due and valid execution by the person(s) whose name(s) are shown above. Lion Village reserves all recourse civil or criminal, in the event of a false or forged execution. Further, this agreement shall remain in effect for the entire term of the lease agreement, or any subsequent lease agreement in which the Applicant has entered. A facsimile copy of this document or any counterpart shall be as valid and binding as an original signature.

LION VILLAGE APARTMENTS ROOMMATE AGREEMENT & QUESTIONNAIRE

I understand that it is the usual and customary policy of Lion Village to let applicants form their own living group. Because I do not have a complete group, I understand that this form is designed to help assess my compatibility with other potential roommates. I understand that the following information will be shared with other individuals also without a complete group. I understand and agree that Lion Village can place me with other qualified individuals looking for roommates. I understand Lion Village assumes no responsibility for disputes among co-occupants of a unit.

Applicant Name: Please Print	Last Name	First Name	Middle Initial
Current Address: Street	Apt. No.	City & State	Country
Birth Date	() Home Phone	Gender: Male	Female
Student Classification	Major Field of Study		

The answers to the following questions will provide information for use in our assignment process. Please read each question carefully. In order for them to be useful, it is important the questions be answered as honestly as possible.

1. Smoking: Do you Smoke? Yes No Do you object to a roommate that smokes? Yes No
***Please note: All Apartments are **NON-SMOKING**
2. Sleeping: I consider myself: Night Person (Stay up late – get up late)
 Morning Person (Go to bed early – get up early)
 Neither, I could and would adjust to either
3. Studying: I Prefer: Always study alone/quiet Sometimes at home with noise Noise ok, go to library
4. Music: Prefer music played: Loud/Lots of Base & Often Moderate in my Room Low and Quiet
Preferred type of Music: Rap/Techno Modern Rock and Roll Heavy Metal/Hard Rock
 Country Classical, Instrumental Ethnic/Cultural
 60's, 70's, 80's, 90's – Moderate Other: _____
5. My Home: Prefer my Kitchen: Messy Messy on occasion Clean on occasion Clean & Orderly
Prefer my Bathroom: Messy Messy on occasion Clean on occasion Clean & Orderly
Prefer my Livingroom: Messy Messy on occasion Clean on occasion Clean & Orderly
I am willing to clean these areas weekly on an equal basis: Yes No, I will hire someone to clean weekly
6. Temperature: I like the temp at home: Cold – below 68° Moderate – around 70° Hot - 75°
I am from a: Cold Climate Hot Climate Moderate climate (cool summer, warm winter)
7. Alcohol: My attitude toward alcohol: Approving, Like to Party Accepting, in Moderation Not tolerant at all
***Alcohol may only be consumed inside the apartments by persons over 21 years of age
8. Apartment Mates: I prefer my apartment and apartment mates to be: All Female All Male
 Co-Ed No Preference
9. Apartment Atmosphere: I prefer my apt. home atmosphere to be: Fun and Friendly Warm and Inviting
 Party House I like to be left alone
 I don't care
10. My Family: I have brother and sisters: Yes No How Many? _____ Ages _____
I am the Oldest Youngest Other _____
11. Athletics: I am a member of an Athletic Team: Yes No I prefer to live with other athletes: Yes No

Please list other information that you feel would be helpful in assisting you in the process of finding a compatible apartment – mate:

Proposed Roommate(s):

Last Name	First Name	Middle Initial
Last Name	First Name	Middle Initial
Last Name	First Name	Middle Initial

Signature: _____ Date: _____

The above signed warrants that the above stated information is true and correct and authorizes verification of such information, including, but not limited to, verification of employment, enrollment in school, rental history, financial and personal information from colleges, universities or schools attended. Falsification of information can result in eviction.