

Paid \_\_\_\_\_

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

**FOURSTAR<sup>ON THE HILL</sup>**  
**REALTY & PROPERTY MANAGEMENT, INC.**

**The Rental Application**

Attached is a Rental Application, which needs to be completed in its entirety. If information is missing, an explanation must be provided. **Each person applying MUST fill out a SEPARATE application.** Please return the application with \$35.00 CASH to Four Star. The \$35.00 CASH ONLY fee is **non-refundable**, and does not apply toward the security deposit or rent.

The application serves two purposes. One, it gives us general contact information, so we can reach you from now until your move in date. Two, by filling this form out, you are giving us permission to check your rental and credit history. **Four Star reserves the right to deny any applicant.**

There are several important factors you will need to consider prior to renting with Four Star on the Hill:

- All applicants must understand that all of our properties require a parent guarantee. This is a form that guarantees the total amount of rent due for the unit.
- All applicants must understand the City of Boulder zoning laws. The zoning law states the maximum number of unrelated people who can live in each dwelling. Zoning limits are specified on the availability list.
- All applicants must understand that any applications not turned in when the property is put on hold **MUST** be returned by noon the next day.
- All applicants must understand that they must put a property on hold before they sign a lease. The hold fee is \$100 CASH ONLY and lasts for 2 business days, unless otherwise specified. If you sign the lease, the hold fee is returned at lease signing. If your lease is not signed by the specified deadline, you will lose your \$100 CASH. The application does not act as a hold form.
- The rent listed on the availability list **does not include utilities**. Make sure you ask what utilities you are responsible for paying, and which utilities are paid through FourStar. All utilities paid through FourStar will evoke an administration fee.
- Rental references are required on certain properties. This means that one year of rental history is required.

If you have any questions feel free to call us at 303-449-0064

Thank you

**I have read the above information and understand FourStar on the Hills' rental application process:**

**Signed:** \_\_\_\_\_

