

The Praxus Group, LLC
A Division of Crawford Ellis
Property Management, Rentals, and Leasing



Box 621373

Littleton, Colorado 80162

Email: jjohnson@praxus1.com // www.Praxus1.com

Phone: 1+ 720.557.1283 // 1+ 303.900.1311

Rental Application

P.G. Office Use Only

Property _____

Rent _____ Security Deposit _____

Pet Deposit _____ App. Fee Y N

Associate _____

Personal Information

Full Name _____

Date Of Birth ____/____/____

Social Security # _____ - _____ - _____

Drivers License # _____
(State)

Phone # () _____

Cell # () _____

E-Mail _____ Date you will move in _____

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Residential History

Current Address _____
(Address & Apt. #)
City _____ State _____ Zip _____ Move in Date ____ / ____ / ____
Owner / Landlord / Manager _____ Phone (____) _____
Amount of Rent _____ Reason For Leaving _____
Previous Address _____
(Address & Apt. #)
City _____ State _____ Zip _____ Move in Date ____ / ____ / ____
Owner / Landlord / Manager _____ Phone (____) _____
Amount of Rent _____ Reason For Leaving _____

Employment History

Current Employer / School _____
 Full Time Part Time Student Retired Unemployed
Start Date _____ Position Held _____ Gross Monthly Income _____
Address _____ Phone (____) _____ Manager _____
If Employed less than 6 Months
Previous Employer / School _____
Address _____
Phone (____) _____ Manager _____

CO-APPLICANT MUST COMPLETE SEPARATE APPLICATION

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Credit References

Bank Name _____ Address _____

City _____ State _____ Zip _____

Checking Account # _____ Savings Account # _____

Other References (Account # Not Necessary)

1. _____

2. _____

3. _____

Miscellaneous Information

	(Name)	(Age)	(Relationship)
Other Residents Living With You	1. _____	_____	_____
	2. _____	_____	_____
	3. _____	_____	_____

Do You Own Pets? Yes No

If yes, Please Describe:

1. Breed _____ Age _____ LBS _____

2. Breed _____ Age _____ LBS _____

Vehicle Information: (Make) (Model) (Year) (Color)

In Case Of Emergency Notify: _____ Phone () _____

Address _____

(Street, City, State & Zip Code)

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PLEASE READ VERY CAREFULLY BEFORE SIGNING

APPLICANT HEREBY AUTHORIZES VERIFICATION OF ANY AND ALL INFORMATION SET FORTH ON THIS APPLICATION, INCLUDING RELEASE OF INFORMATION BY ANY BANK, SAVINGS AND LOAN, EMPLOYER (PAST & PRESENT), LENDER, OR CREDIT REPORTING AGENCIES, APPLICATION REPRESENTS THAT THE INFORMATION SET FORTH ON THIS APPLICATION IS TRUE AND COMPLETE. MATERIAL MISSTATEMENTS OR MISREPRESENTATIONS ON THIS APPLICATION WILL BE GROUNDS FOR REJECTION OF THIS APPLICATION.

Dated _____ 20 ____

Signature of Applicant _____

ALL INFORMATION ON FRONT AND BACK OF APPLICATION MUST BE COMPLETED

Received from Applicant the Non-Refundable sum of \$ _____ USD to pay for the Tenant Screening Service for P.G. LLC.

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Prerequisite guidelines in order to qualify to rent a unit:

Income: The rent amount should not exceed one quarter ($1/4$) of the gross monthly household income if the unit is a SFR - single family residence. The rent should not exceed one third ($1/3$) of the gross monthly household income if the unit is a town-home, condo, duplex, triplex, four-plex, row house, or apartment.

All Adults (eighteen years of age and over) who will reside at the property must fill out a separate application and submit a forty dollar (**\$40.00**) non-refundable application fee.

Applications can be **Rejected** for the following reasons: Felony Conviction (of any type), pending bankruptcy, currently in a Foreclosure Proceeding, outstanding balances owed to any landlord or Management Company, and/or past eviction(s) for any reason.

Pet Policy: If pets are permitted there *may* be a weight limit or pet limit and some dog breeds are not allowed. The aforementioned is meant only as a guideline as there could be other reasons for a disqualification of an application. All applications that are **NOT** accepted will be notified in writing as to the reason for non-acceptance.

The Praxus Group, LLC is an Equal Housing Opportunity Provider. We do business in accordance with the Federal Fair Housing Act, the State of Colorado guidelines, and do not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin.

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Additional restrictions since the new Colorado Marijuana Laws went into effect:

- 1) Smoking / Vaping Marijuana is not permitted in the house.
- 2) Smoking Tobacco or Vapor tobacco is not permitted in the house
- 3) Growing Marijuana for medical reasons or pleasure is NOT permitted in the house, and NOT permitted on the premises.

Violations of any of these restrictions will be cause for immediate termination of the Lease Agreement, and tenants will be vacated from the premises.

NOTE: You have certain rights under the Fair Debt Credit Protection Act and can view those rights at <http://www.ftc.gov/credit/>