

THE FOLSOM DUPLEX

3150 & 3152 Folsom Street | Boulder, Colorado

RENTAL INQUIRY / LEASE INTEREST FORM

NON-SMOKING RESIDENCES

Both 3150 and 3152 Folsom are non-smoking residences. Smoking is not permitted inside either home or detached garage. Prospective tenants must be willing to comply with the property's non-smoking requirements.

This short form begins a conversation about renting one of the two homes. It is not a rental application, approval, reservation, or lease agreement.

1. Contact Information

Full Name *

Phone *

Email Address *

Preferred Contact

2. Rental Interest

Home of Interest * ☐ 3150 Folsom ☐ 3152 Folsom ☐ Either

Desired Move-In Date * _____ Number of Occupants * _____

Desired Lease Term ☐ 12 months ☐ Longer than 12 months ☐ Flexible

3. About Your Rental Needs

Occupation / Employer / University (optional)

Pets? ☐ No ☐ Yes If yes, briefly describe: _____

☐ I understand that 3150 and 3152 Folsom are non-smoking residences and agree to comply with the non-smoking requirement if I become a tenant.

Anything else that would be helpful to know about your rental needs?

4. Showing Request

☐ I would like to schedule a showing.

Preferred days / times _____

Preferred contact method: ☐ Email ☐ Phone ☐ Text

SUBMIT RENTAL INQUIRY

Fair Housing: The property is offered without discrimination based on any characteristic protected by applicable fair housing law.

THE FOLSOM DUPLEX

3150 & 3152 Folsom Street | Boulder, Colorado

APPLICATION TO RENT

NON-SMOKING RESIDENCES

Both residences are offered and leased as non-smoking homes. Smoking is not permitted inside either residence or detached garage. The final lease will contain the property's complete non-smoking provisions.

Complete this form only after confirming availability. Each adult applicant should complete the information requested by the owner or secure screening provider. Do not send Social Security numbers, driver's-license numbers, bank-account numbers, or payment-card information through an ordinary website form or email.

1. Property Requested

☐ 3150 Folsom	☐ 3152 Folsom	Desired Move-In Date _____	Lease Term _____
Monthly Rent (if quoted) _____	Number of Occupants _____		

2. Applicant Information

Full Legal Name _____	Phone _____
Email _____	Current Address _____
City / State / ZIP _____	How Long at Address _____

3. Employment / Income Information

List lawful income you wish the owner to consider. Applicants are not required to disclose the source of income beyond what is reasonably necessary to verify the amount and lawful availability of income.

Employer / Organization _____	Position / Occupation _____
Approx. Gross Monthly Income _____	Length of Employment _____
Other Lawful Income (optional) _____	Amount _____

4. Rental History

Current / Most Recent Landlord or Manager _____	Phone / Email _____
Property Address _____	Dates of Tenancy _____
Monthly Rent _____	Reason for Leaving _____

5. Occupancy / Pets / Non-Smoking Acknowledgment

Names of Other Proposed Occupants _____

Pets? ☐ No ☐ Yes If yes, describe: _____

☐ I acknowledge that the residence is offered as a non-smoking home and, if approved, I agree that I and my occupants and guests will comply with the non-smoking provisions of the lease.

Vehicles: Make / Model / Year: _____

Do not use this section to disclose disability-related information. Requests involving an assistance animal or other reasonable accommodation may be made separately.

APPLICATION TO RENT - SCREENING & AUTHORIZATION

6. Tenant Screening Notice

Information that may be reviewed: identity/contact information, rental history, employment and income verification, credit history, and other consumer-report information lawfully obtained for tenant screening. Criminal-history information will be considered only if and to the extent permitted by applicable law.

Factors considered: ability to meet the stated rent obligation, rental history, credit history, verifiable lawful income, completeness and accuracy of the application, references, and other lawful, consistently applied rental criteria.

Third-party screening service: () None / not yet selected () Yes: _____

7. Portable Tenant Screening Report

Colorado law generally requires a landlord to accept a qualifying portable tenant screening report, subject to statutory exceptions and conditions. If you provide a qualifying report, the landlord generally may not charge an application fee or a fee to access or use that report.

() Yes, I intend to provide a qualifying portable tenant screening report. () No.

8. Applicant Authorization

I certify that the information I have provided is true and complete to the best of my knowledge. I authorize the owner and/or identified tenant-screening provider to verify the information supplied and obtain lawful tenant-screening information for evaluating this application. I understand that submitting this application does not create a tenancy or obligate the owner to rent the property to me.

Applicant Signature _____

Date _____

Printed Name _____

9. Owner Use / Follow-Up

- ☐ Application received
- ☐ Portable screening report received
- ☐ Additional screening authorization sent through secure provider
- ☐ Approved - proceed to lease
- ☐ Additional information requested
- ☐ Not approved - provide any legally required notice / consumer-report information

IMPORTANT: This is a sample form for website planning and owner review, not legal advice. Before use, confirm current Colorado and City of Boulder requirements. The lease should contain the complete enforceable non-smoking policy, including the precise areas and activities covered.