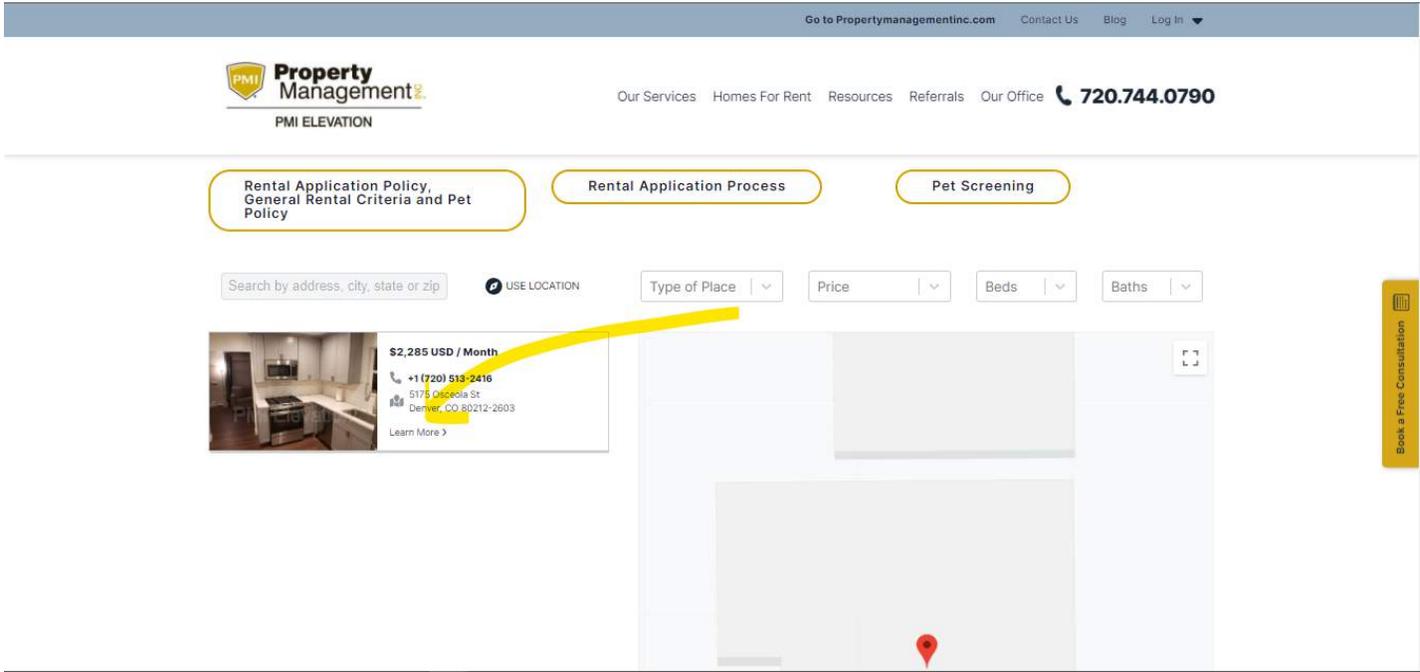


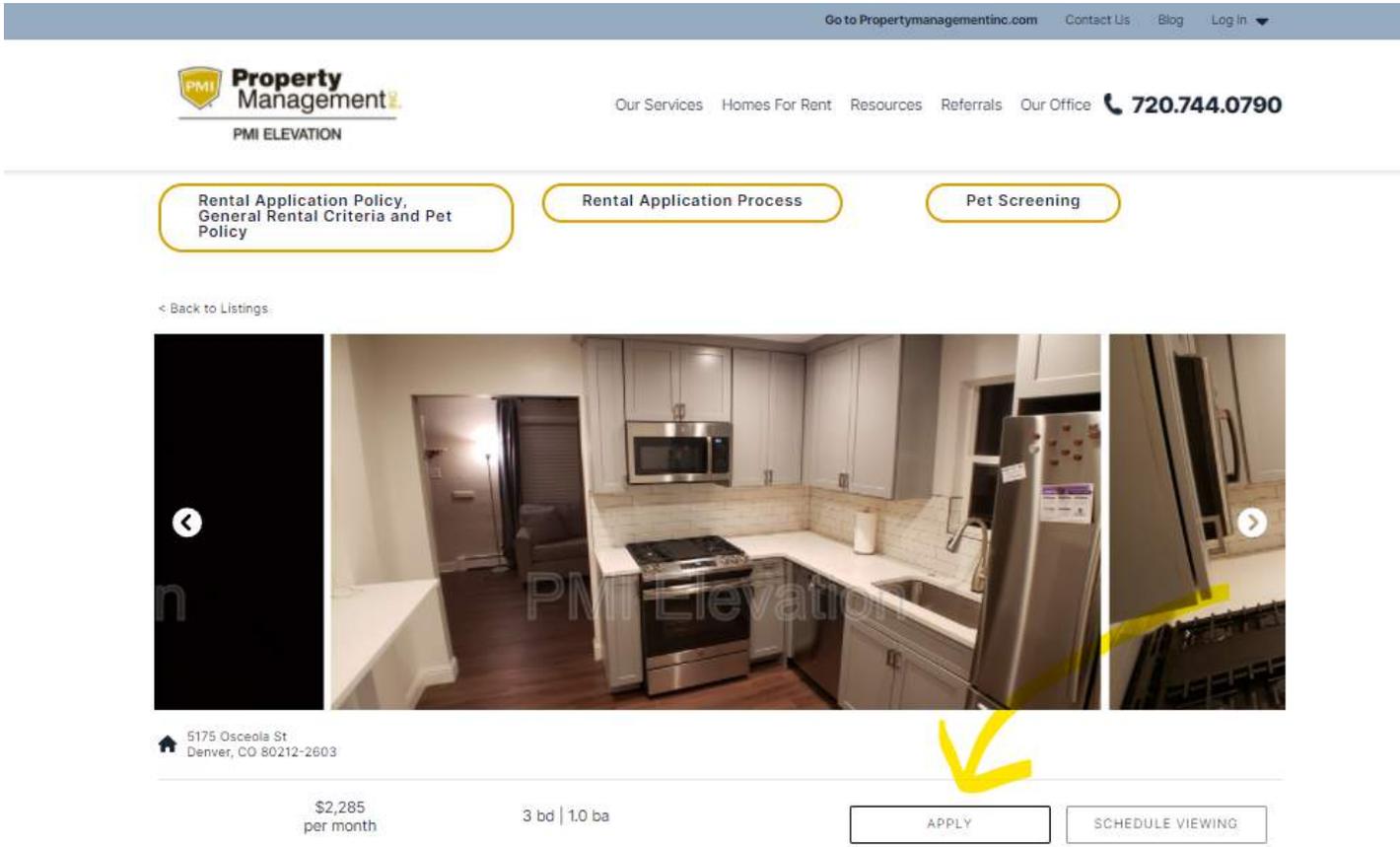
Thank you for choosing PMI ELEVATION. Let us help you on how to apply. Steps on how to apply:

Go to website <https://www.propertymanagementinc.com/pmi-elevation/homes-for-rent/>

Choose the house you wanted. Click **Learn more**



Then click **Apply**



On the First page it will ask you the Offer amount you will make.
(If you do not wish to make any Offer , just simply enter the Rent amount you saw earlier.)

5175 Osceola St.

🕒 2 days, 17 hours 1 Offer

🏠 RENT AMOUNT: \$2,285/month ⌚ PREFERRED TERMS: 14 months

📅 PREFERRED MOVE-IN DATE: Mar 22, 2022 💰 SECURITY DEPOSIT: \$2,285

🔒 SECURENOW™: \$2,485 ⓘ

Make an Offer SecureNow™

Property Details

SINGLE FAMILY HOME 3 bd | 1 ba | 1091 sqft LISTED BY PMI ELEVATION

We utilize a real-time offering system when accepting applications to give you control and provide an unbiased and transparent rental experience. You are encouraged to place an offer based on multiple levers including rental price security deposit move-in date and lease length. We do require you to place an offer in order to submit an application. An application must be submitted within 24 hours of placing an offer or your offer will be rejected.

PMI Elevation is now offering a zero-dollar security deposit move in! All Residents can opt-in to purchase a Security Deposit Insurance Policy through Rhino. Instead of a traditional Security Deposit you may opt to pay a

Schedule Showing

Then fill out the rest

Create Custom Offer [X]

Rent*
\$2285
The bid incremental amount is set to \$20

Lease Terms*
Months: 14
Max amount of months is 26

Security Deposit*
\$2285

Move-in Date*
03/22/2022

Cancel Create Offer

Next it will then tell you your ranking.
If you wish to beat the offer of the others you may do so.
Please bear in mind that the offer does not always mean that the 1st bidder will get the lease.

The lease will be analyzed by the Property Manager.
Jim Shonts The Property Manager will still check other factors such as : Lease duration, credit score and background check before awarding the lease to any applicant.

Here is an example of ranking :

The screenshot shows the LivoSecure website interface. On the left is a kitchen image with a "Schedule Showing" button. On the right, a ranking interface shows "You are in 2nd place!" with a "Go Back" link and a prompt to "Make another offer to get back on the top". A circular graphic shows "1" in a top position and "You" in a second position. A "BEAT OR MATCH THIS OFFER" section includes a countdown timer for "2 d, 17 h, 45 m left" and details for Rent amount (\$2,285/mo), Move-In Date (3/26/2022), Preferred Terms (14 months), and Security Deposit (\$2,285). Below this are buttons for "Beat This Offer!", "SecureNow™!", "Match Offer", "Start Application and Screening Process", and "Contact Agent". A note at the bottom states "*Secure amount is set at \$2,485".

After this part you may click **START APPLICATION AND SCREENING PROCESS.** It will then lead you to the application itself.

The footer section contains three boxes: "PMI Elevation" with address "13709 Omega Circle, Lone Tree CO 80124"; "Contact" with email "Admin@PMIelevation.com" and phone "720-744-0790"; and "Leasing Office Hours" listed as "9 am - 5 pm M-F".

Tenant Application

10%

Actions

Cozy Home near Regis University With Plenty of Space
5175 Osceola St, Denver, CO 80212-2603



Desired Move-In Date	<input type="text" value="Enter MM/DD/YYYY"/>	Bathrooms	1
Type	House	Rent	\$2,285.00 / Month
Total Area	1091 Sq Ft	Deposit	\$2,285.00
Bedrooms	3	Available	01/28/2022

Thank you for your interest in one of our rental properties! Please read and complete all the information sections provided. If you have any questions, contact us immediately. You will be contacted by the leasing office on the status of your application. Please review our minimum rental criteria at <https://pmielevation.info/Rental-Application-Policies> before proceeding.

We also wanted to note to check your email after clicking the submit button. You will be required to upload your Driver's License. The application is not considered complete until this is electronically signed through DocuSign.

All application fees are **NON-REFUNDABLE**. If PMI does not review your application, then we may provide an application fee refund. We typically take 2-3 business days to complete the application reviews, unless there are pending applications in front of yours, then we may need additional time.

We use a third-party income verification process through a company called The Closing Docs which will cost you \$10 per Applicant to link to your online banking accounts for income verification. It is very safe and secure and they do not keep your banking information or records after their initial income verification. A link will be texted and emailed to you during the screening process at a later date.

Continue

Scroll down and read all terms and conditions and choose your move in date. Then click **Continue**. **

PMI Elevation
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Lone Tree CO 80124

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9 am - 5 pm M-F

Tenant Application Actions

10%

Cozy Home near Regis University With Plenty of Space
5175 Osceola St , Denver, CO 80212-2603



Desired Move-In Date	Enter MM/DD/YYYY	Bathrooms	1
Type		Rent	\$2,285.00 / Month
Total Area		Deposit	\$2,285.00
Bedrooms		Available	01/28/2022

Thank you for your interest in one of our rental properties! Please read and c of your application. Please review our minimum rental criteria at https://pmiel

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our Driver's License. The application is not considered complete until this is electronically signed through DocuSign.

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Continue

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Please be reminded that :

- Application Convenience Fee: \$5.00
- Application Fee For:
 - Applicants/Co-applicants (roommates, spouse): \$40.00
 - Other (dependents): \$40.00
 - Co-signer/Guarantor: \$40.00

This is per applicant /per adult.

Next step is your basic information. Then click **Continue.

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Tenant Application Actions

10%

NOTE: The total monthly cost of the Resident Benefits Package is all

Document Preparation Fee: There will be a one-time document pre Opportunity Housing Company. Our staff members adhere to a strict

You must read the [brokerage disclosure](#) before proceeding.

Download the sample lease [here](#).

Application Convenience Fee: \$5.00
Application Fee For:
Applicants/Co-applicants (roommates, spouse): \$40.00
Other (dependents): \$40.00
Co-signer/Guarantor: \$40.00

I understand and agree to these terms

Continue

About You

We'll send an email with instructions that will allow you to return to the application.

First Name	Last Name
TEST	TEST
Email	Re-type Email
ADMIN@PMIELEVATION.COM	ADMIN@PMIELEVATION.COM

Note: Your email will be your unique ID to access your application and should not be shared

Continue

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Please make sure all information are correct. You will see your progress at the upper left corner. It will say 20%. Then click **continue**.

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Leasing Office Hours
9 am - 5 pm M-F

Tenant Application
Application Fee \$45.00

20%

Personal Info
TEST TEST

First Name * TEST
Full Middle Name * None
Last Name * TEST
Suffix - Gender -
Maiden Name

Driver License # *
Driver License State * State / Province
SSN *
Date of Birth * Enter MM/DD/YYYY

Home Phone
Mobile Phone *
Email * ADMIN@PMIELEVATION.COM
Do you or any of the other prospective tenant(s) smoke? No

Save & Continue Later Next

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You may also add other people in the process.
Please advised that if the applicant is 18+ years old they will automatically need to apply.
We would also need to have their details such as Name, Phone number and email address.
Anyone who will be residing on the Property needs to apply.

Please see photo below.

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Tenant Application
Application Fee \$45.00

20%

Personal Info
TEST TEST

First Name * TEST
Full Middle Name * NONE
Last Name * TEST
Suffix - Gender Female
Maiden Name

Driver License # *
Driver License State *
SSN *
Date of Birth * 02/27/1988

Home Phone
Mobile Phone * 123456789
Email * ADMIN@PMIELEVATION.COM
Do you or any of the other prospective tenant(s) smoke? No

Save & Continue Later Next

Will anyone else be occupying the residence?

Before we go any further, you should add anyone who will be living with you or invite them to join your application.
For adult occupants, we'll send them an email with instructions on how to join your application.
Dependents can be added by you in the next step.

No, skip this step Yes, add them now

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You can also add a Guarantor if you feel like it is needed.

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20%

Personal Info

TEST TEST

First Name * TEST

Full Middle Name * NONE

Last Name * TEST

Suffix - Gender Female

Maiden Name

Home Phone

Mobile Phone * 123456789

Email * ADMIN@PMIELEVATION.COM

Do you or any of the other prospective tenant(s) smoke? No

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Do you need a co-signer (aka guarantor)?

A guarantor signs the lease with you and takes on your financial obligations under the lease should you be unable to meet them.

The guarantor does not occupy the residence, but they're subject to the same legal requirements for rent payments and any damage that might occur.

You can provide their info in the next step or we can send them an email with instructions on how to join your application.

[No, I don't need one](#) [Yes, add them now](#)

Next part will be for your income information.

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30%

Income - Please include ALL income sources

TEST TEST

I don't have any income - Please include ALL income sources

+ Add

Source *	Occupation *	Contact Name for Verification *	Phone Number *	Monthly Gross Income *	Start *	End (Leave blank if current)
				\$0.00	Enter MM/DD/YYYY	Enter MM/DD/YYYY

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Then your pets information will be asked.
If ESA please have that noted.

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Tenant Application

Application Fee \$45.00

Actions

40%

Animals

TEST TEST

I don't have any Animals

+ Add

Name *	Type *	Breed *	Color *	Weight *	Age *	Gender *	Neutered? *	Declawed? *	Rabies shot current? *	Assistance Animal? *	Where is pet kept? *
<input type="text"/>	Select	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>					

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Kindly check this Guideline for your pets.

Refundable Pet Deposit & Processing Fee for Non-Caged Animals

Processing Fee (non-refundable)	\$200 (one-time flat fee)
Pet Deposit (refundable)	\$200 per animal (one-time fee)

Pet Rent (Paid Monthly with Property Rent)

Domestic Dogs (per dog)	(1 lb - 39 lbs) \$30 (40 lbs - 99 lbs) \$40 (100 lbs - 150 lbs) \$50 (151 lbs +) \$60
Domestic Cats (per cat)	\$30
Birds (per cage) Small Breeds (ie. Budgies & Finches) Large Breeds (ie. Parrots & Cockatoos)	Small Breed - \$10 Large Breed - \$20
Caged Animals (per cage) (Hamsters, Gerbils, Guinea Pigs, etc...)	\$10
Water Filled Tanks "Fish Tanks" (per tank)	(10 - 24 gals.) \$10 (25 gals. +) \$15
Farm/Exotic Animals	Case By Case Basis

Breeds that are are NOT accepted for Landlord Insurance Issues are as followed:

Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chows Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies, and any mix with these breeds.

Next will be for Background check.

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Tenant Application Application Fee \$45.00 Actions

60%

Background
TEST TEST

Has TEST TEST ever filed for, or currently involved in a bankruptcy, been foreclosed on, or been a defendant in a civil suit? *

Select

Has TEST TEST ever been evicted from a tenancy or left owing money? *

Select

Does TEST TEST have any pending criminal charges, or ever been convicted of, plead guilty or no contest to, any criminal offense(s) or had any criminal offense(s) other than traffic infractions that were disposed of other than by acquittal or a finding of "not guilty"? *

Select

Reference Name1#* Reference Phone1#*

Reference Name2#* Reference Phone2#*

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And then the other information such as Desired lease date, supervisor email and landlord email address for verification. Put NA if it does not apply.

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70%

Other Information
TEST TEST

Are you interested in a Zero Security Deposit program where you pay a small monthly fee, typically less than \$20, instead of paying a full security deposit? *

Yes

Desired Lease Length *

Desired Lease Start Date *

Did you review the Minimum Rental Criteria at <https://pmielevation.info/Rental-Application-Policies> ? *

Yes

Number of Minor Children who will reside in Property? *

0

Number of Unrelated Residents over the age of 18 *

Other Income? Alimony, Trust, Social Benefits, etc - make sure to enter into the Income section as employment even if it is not considered employment

Please list the Last Names of all other Occupants over the age of 18 if applying with other people. Please put NA if you are applying alone. *

Tenant #1 Supervisor Email Address *

Tenant #2 Supervisor Email Address, put

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Next will be the Legal terms and Conditions.

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9 am - 5 pm M-F

Tenant Application

Application Fee \$45.00

Actions

80%

Legal

I have read, agree and affirm that all of my statements and information provided in this application are true and complete. I acknowledge that false, undisclosed, incomplete or misleading information herein may constitute grounds for rejection of this application, termination of right of occupancy of all residents and occupants under a lease and/or forfeiture of deposits and fees, and may constitute a criminal offense under the laws of this state. I understand that this application is preliminary only and does not bind you to execute a Lease or to deliver possession of the premises to me. I authorize you to contact any references listed above and to obtain consumer reports, which may include credit, rental payment and/or eviction history and criminal background information about me and in order to verify the above information. I understand that as my prospective landlord, any co-applicants, occupants, or guarantors that may be added to this application may need to consent to and successfully pass consumer background screening reports. By agreeing, I authorize you to obtain subsequent consumer reports, including credit reports, to ensure that I continue to satisfy the terms of my tenancy, for the collection and recovery of any financial obligations relating to my tenancy, or for any other permissible purpose. Further, if I have included information on co-applicants, other adult household members, and/or guarantors on this application, I affirm that those individuals have knowledge of their inclusion on this application and expressly authorize you to obtain subsequent consumer reports, including credit reports. I understand that you may report all positive and negative rental payment history to consumer reporting agencies who track this information for landlords, mortgage companies and other creditors. I and all occupants or guarantors hereby release from all liability or responsibility all persons and corporations requesting or supplying such information. I agree to allow PMI Elevation to call/email/text my references at any time in regards to this application or other items as necessary. I agree to allow all previous landlords, employers or references to release my personal information to PMI Elevation to process this application. Qualification Acknowledgment In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency. Our policy is to require everyone over 18 to be a leaseholder; therefore, must be approved as a leaseholder. We make very limited exceptions. Qualification standards include but are not limited to the following criteria. By proceeding with your application, you are agreeing that you have read the General Rental Criteria listed at <http://www.PMIelevation.com/residents> Identification: Applicants must present a valid government-issued photo identification card for each person age 18 years and older that will be living in the apartment. Income: All applicants must have a combined verifiable source of income in an amount in accordance with our current guidelines which is no less than three (3) times the rental rate or 2.5x Net Income. If an applicant has no income, a guarantor must be obtained or the applicant may be denied. Credit History: Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial. A credit score of 620 or less will require 2x Monthly Rent as Security Deposit. We may offer a zero Security Deposit Program through a third-party provider. Please ask Property Manager for further detail. Guarantors: If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount of no less than five (5) times the rental rate. A guarantor may be accepted for a lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the Guarantor Addendum, reside in the United States, and may be subject to criminal screening. Criminal History: Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions or charges. We conduct background screening on leaseholders and occupants. Occupancy: Please note that these are the maximum number of occupants who may occupy homes with the number of bedrooms noted: Efficiency - 2 Occupants 1 Bedroom - 3 Occupants 2 Bedrooms - 5 Occupants 3 Bedrooms - 7 Occupants 4 Bedrooms - 9 Occupants 5 Bedrooms - 11 Occupants Pets: Pet restrictions vary at each home. Restricted breeds are: Pit bull (Staffordshire Terriers), Rottweiler, Chow, German Shepherd, Doberman Pinschers, Akitas, Alaskan Malamutes, Wolf-hybrids. If you have pets, please see your Property Manager for more information. Fair Housing Statement: PMI is committed to compliance with all federal, state, and local fair housing laws. PMI subscribes to the universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other local laws protecting specific classes. All persons involved with the leasing and operation of residences are provided with diversity training on fair housing laws and PMI corporate policies. ADA Statement: PMI and the owners are committed to compliance with the Americans with Disabilities Act by

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And then the DOCUSIGN.

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Leasing Office Hours

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Updated Successfully

Tenant Application

Application Fee \$45.00

Actions

80%

liability or responsibility all persons and corporations requesting or supplying such information. I agree to allow PMI Elevation to call/email/text my references at any time in regards to this application or other items as necessary. I agree to allow all previous landlords, employers or references to release my personal information to PMI Elevation to process this application. Qualification Acknowledgment In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency. Our policy is to require everyone over 18 to be a leaseholder; therefore, must be approved as a leaseholder. We make very limited exceptions. Qualification standards include but are not limited to the following criteria. By proceeding with your application, you are agreeing that you have read the General Rental Criteria listed at <http://www.PMIelevation.com/residents> Identification: Applicants must present a valid government-issued photo identification card for each person age 18 years and older that will be living in the apartment. Income: All applicants must have a combined verifiable source of income in an amount in accordance with our current guidelines which is no less than three (3) times the rental rate or 2.5x Net Income. If an applicant has no income, a guarantor must be obtained or the applicant may be denied. Credit History: Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial. A credit score of 620 or less will require 2x Monthly Rent as Security Deposit. We may offer a zero Security Deposit Program through a third-party provider. Please ask Property Manager for further detail. Guarantors: If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount of no less than five (5) times the rental rate. A guarantor may be accepted for a lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the Guarantor Addendum, reside in the United States, and may be subject to criminal screening. Criminal History: Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions or charges. We conduct background screening on leaseholders and occupants. Occupancy: Please note that these are the maximum number of occupants who may occupy homes with the number of bedrooms noted: Efficiency - 2 Occupants 1 Bedroom - 3 Occupants 2 Bedrooms - 5 Occupants 3 Bedrooms - 7 Occupants 4 Bedrooms - 9 Occupants 5 Bedrooms - 11 Occupants Pets: Pet restrictions vary at each home. Restricted breeds are: Pit bull (Staffordshire Terriers), Rottweiler, Chow, German Shepherd, Doberman Pinschers, Akitas, Alaskan Malamutes, Wolf-hybrids. If you have pets, please see your Property Manager for more information. Fair Housing Statement: PMI is committed to compliance with all federal, state, and local fair housing laws. PMI subscribes to the universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other local laws protecting specific classes. All persons involved with the leasing and operation of residences are provided with diversity training on fair housing laws and PMI corporate policies. ADA Statement: PMI and the owners are committed to compliance with the Americans with Disabilities Act by allowing the modification of existing premises for reasonable accommodations at the expense of the disabled person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition provided the modification would not affect the use and enjoyment of the premises for future tenants.

You are about to sign a DocuSign document. We are also sending you an email with signing instructions if you happen to leave the application. If you complete the signing now, you can use the email to view/download your signed application.

Ok

By checking this box and clicking Next, I acknowledge that I have read and agree to all of the above terms and this [Arbitration Agreement and Class Action Waiver](#).

I would like a copy of any report prepared about me (Optional).

Save & Continue Later

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Leasing Office Hours
9 am - 5 pm M-F

Tenant Application Application Fee \$45.00 Actions

90%

Electronic Signature and Attachments

TEST TEST

Please Review & Act on These Documents

DocuSign

eSignature Signing Request
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TEST NONE TEST.
[View More](#)

Please read the [Electronic Record and Signature Disclosure](#).
 I agree to use electronic records and signatures.

CONTINUE OTHER ACTIONS ▾

your Driver's License. The application is not considered complete until this is electronically signed through DocuSign.

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All adult applicants of the age of 18 years old must apply and pay an application fee. All adult applicants will

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Then click continue.

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9 am - 5 pm M-F

Tenant Application Application Fee \$45.00 Actions

90%

Please Review & Act on These Documents

DocuSign

eSignature Signing Request
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TEST NONE TEST.
[View More](#)

Please read the [Electronic Record and Signature Disclosure](#).
 I agree to use electronic records and signatures.

CONTINUE OTHER ACTIONS ▾

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All application fees are **NON-REFUNDABLE**. If PMI does not review your application, then we may provide an application fee refund. We typically take 2-3 business days to complete the application reviews, unless there are pending applications in front of yours, then we may need additional time.

We use a third-party income verification process through a company called The Closing Docs which will cost you \$10 per Applicant to link to your online banking accounts for income verification. It is very safe and secure and they do not keep your banking information or records after their initial income verification. A link will be texted and emailed to you during the screening process at a later date.

All adult applicants of the age of 18 years old must apply and pay an application fee. All adult applicants will

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After that your signature will be asked.

PMI Elevation
13709 Omega Circle
Lone Tree CO 80124

Contact
PMI Elevation office -- Admin@PMIelevation.com or call 720-744-0790

Leasing Office Hours
9 am - 5 pm M-F

Tenant Application Application Fee \$45.00 Actions

90%

Confirm your name, initials, and signature.

* Required

Full Name* Initials*

SELECT STYLE DRAW UPLOAD

PREVIEW Change Style

DocuSigned by:



048FAD9E5DC541D...

By selecting Adopt and Sign, I agree that the signature and Initials will be the electronic representation of my signature and Initials for all purposes when I (or my agent) use them on documents, including legally binding contracts - just the same as a pen-and-paper signature or initial.

ADOPT AND SIGN CANCEL

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Next is a form of your Identification. (Drivers License) Upload the image then click **Finish**.

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Lone Tree CO 80124

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9 am - 5 pm M-F

Tenant Application Application Fee \$45.00 Actions

90%

Select the attachment field to add a document FINISH OTHER ACTIONS

NA if there is not a fourth applicant NA

We often receive multiple apps. You may offer a higher rent here to get priority in screening. This amount WILL be your rent on the lease. Leave blank if not offering a higher rental than published. \$0.00

Government-Issued Identification Required - Attachment



Application Agreement

I have read, agree and affirm that all of my statements and information provided in this application are true and complete. I acknowledge that false, undisclosed, incomplete or misleading information herein may constitute grounds for rejection of this application, termination of right of occupancy of all residents and occupants under a lease and/or forfeiture of deposits and fees, and may constitute a criminal offense under the laws of this state.

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Then lastly the Payment information will appear.

PMI Elevation
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Lone Tree CO 80124

Contact
PMI Elevation office -- Admin@PMIelevation.com or call 720-744-0790

Leasing Office Hours
9 am - 5 pm M-F

Tenant Application Application Fee \$45.00 Actions

100%

Online Payments
TEST TEST

Enter payment account details. You will confirm and submit payment on the next page.



Credit Card Number * 4012 8888 8888 1881

Card Security Code (CCV) * 112

Expiration Date * 01 / 2023

Billing Information Same as Primary Applicant

First Name on Card * TEST

Last Name on Card * TEST

Phone Number * (720) 593-6456

I agree to the [Terms & Conditions](#)

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And we are done!

Submitted Applications



Cozy Home near Regis University With Plenty of Space

5175 Osceola St ,
Denver, CO 80212-2603

Application Status: Application Submitted