

Lease Contracts and Forms

AASC's lease contracts, rental applications and related forms are the industry standard in Colorado. Forms are updated regularly and are available exclusively to AASC members.

To order any of these forms, individually or in bulk, please download this form and fax it in. Forms can be ordered online [HERE](#).

If you prefer to use online leases and forms, you can purchase them from Bluemoon software by clicking [here](#)

Apartment Lease Contract / Single Family Lease - A binding legal document reflecting Colorado state law that provides both property owner and tenant with the "ground rules" for your landlord/tenant relationship.

Rental Application - This document is used to verify current and past information on the applicant before signing the lease agreement. This information would include but not be limited to the current and past addresses, employment, credit references, and criminal history. In most cases, the applicant will be charged an application fee to cover the cost of processing the application.

Security Deposit Addendum - This document releases the Broker that is acting as an agent for the owner of all liability, should a dispute of the deposit arise.

Move In / Move Out - This inspection agreement lists the interior of the residence for inspection. Each room and its fixtures will be checked off during the time of move in and out. If there is a discrepancy on the condition of the property, it is the responsibility of both the management and tenant to document the form.

Pet Agreement - The Pet Agreement is an addendum to the Lease contract documenting information on the tenant's pet and listing rules for the tenant to adhere to for the pet to remain on the premises.

Renewal Lease - This document is an addendum to the original lease agreement signed by the tenant and management/owner. The Renewal Lease allows each and every term of the previous lease to remain in effect, unless documented on the additional provision section of the Renewal Lease Agreement.

Demand for Compliance or Possession - This document is served to the tenant to notify them that they are in violation of the agreement by which the tenant holds possession of the property. In most cases, the violation is due to failure to pay rent in the agreed time period.

Smoke Detector Addendum - This addendum is part of the lease agreement, acknowledging that tenant has inspected the smoke detector in the residence and finds that it is in working order. This document also lists the responsibility of the owner/management and tenant for maintaining and replacing the smoke detector.

Utility Agreement - The Utility Agreement is an addendum to the Lease Agreement, listing the responsibilities of the tenant for paying their own gas, water, sewer, electricity based on information or a formula used to determine the amount of utilities used by the unit.

Mold Addendum - The Mold Addendum is CAA's newest addendum created in conjunction with the NAA mold kit, an informative booklet of industry-related issues and information on how to manage mold issues in the apartment communities. (This kit can be purchased at AAMD for \$12.00). This addendum outlines resident and owner obligations regarding mold, notification procedures and remedies.

Crime Free Lease Addendum - The Crime Free Lease Addendum is an addendum to the Lease contract, letting the renter know that if they or any member of the resident's household, a guest or other person affiliated in any way with the resident engage in any criminal activity, it will be in violation of the lease and cause for immediate termination of tenancy.

Members must be in good standing with their local affiliate in order to purchase the forms. If you drop your membership, the forms are no longer valid documents.