

Creating Your Profile

There are two ways to get a profile started for ASL:

1. You can visit our website at www.aurariastudentlofts.com and create an account! You will provide your name contact information, and create a password. Once you click "Create Account," you will be able to start your application!
2. You can call our office at 720-389-5568 and have our helpful staff create a Guest Card for you! Once we have created a profile for you in our system, you will receive an invitation email to the application.
 - o Please note that if you are applying outside of the normal leasing term, this will be the best way to begin an application!



Thank you for registering with us!

We have created an account for you so that you will be able to access your application at any time. If you have not yet completed your application, please [click here](#) to access it with your username and the password you created.

Please retain for your records.
[Terms and Conditions](#)

Starting Your Application

Once you have created a password either on the application or via the invitation email, you will begin your application. If you have already had the office create you a Guest Card, some information may be auto-filled into the application.

The application topics are as follows:

- **Floor Plan:** you will be prompted to select the floorplan you are applying for. This can be changed later via the office if you change your mind, but it is best to make sure you pick the appropriate floor plan right away.
 - o Floor Plan Options are:
 - Broadmoor - 2br/1ba \$1180 per month
 - Standard - 4br/2ba \$1021-41 per month
 - Corner - \$1052-77 per month
 - o Please note that prices may vary depending on window size and floor level.
 - o ASL leases by the bedspace ONLY! If you would like to apply for more than one bedroom in an apartment, you will need to send in multiple applications and meet the rental criteria for the additional rent.

- **Basic Info:** you will input your name, contact information, birthdate, and citizenship information as well as your social security number and driver's license information if applicable.

The screenshot shows the application form for Auraria Student Lofts. The 'BASIC INFO' section includes a note about required fields and a red asterisk. The 'PERSONAL INFORMATION' section contains input fields for Legal First Name (Jane), Middle Name, Last Name (Doe), Email (crystalc@stadiumviewliving.com), and Phone Number (1 (234) 567-8910). There is a checkbox for 'I don't have one' next to the Middle Name field and a dropdown for 'Mobile'. A 'Your New Home' sidebar shows the selected unit 'Auraria Student Lofts (New) 2BR/1BA - Broadmoor' with a 'Details' link. Below it, 'Rent/Options' shows 'Rent' at \$1,180.00 and 'Inter Upgrade' at \$35.00. 'Other Charges' shows 'Due Now' at \$50.00 and 'Due Later' at \$200.00. A 'Disclaimer' link is at the bottom right.

- **Additional Info:** you will input your personal information and current address as well as any vehicle or pet information if you intend to bring them to the property upon move-in. You will also be asked general background questions about rental, financial, and criminal history.

Starting Your Application (Continued)

- **Roommates:** you will have two options in the "roommates" section of the application:
 1. You may request specific roommates by entering in their information. Office staff will be able to link your accounts in order to ensure you can live together.
 - Please note that in order to link roommate accounts it is **very important** to input all the correct name and contact information for your requested roommate.
 - All applicants who wish to request one another as roommates should do so on their applications, not just one person in the roommate group.
 - Please note that requested roommates will only be able to live together if they **all** complete the leasing process and have a signed lease. ASL cannot place roommates in the same apartment if someone in the roommate group has not signed a lease.
 2. You will also answer a questionnaire about your living habits and roommate preferences so that we can match you up with potential roommates. For those who are being matched with roommates, the assignments will be sent to you via email about one month before the move-in date in August.
 - Questions will include academic, personal, gender preference, habits, and general questions. You will also have the option to select a floor preference and leave a note to potential future roommates.

AURARIA
STUDENT LOFTS FLOOR

PERSONALITY

Is there anything else we or your potential roommates should know about you?

I am quiet and enjoys my space and a good meal.

What is your Gender? *

Male Female

Roommate Gender Preference *

Female ▼

I would describe my personality as *

Very Shy ▼

I would describe my cleanliness as *

Very Neat ▼

I smoke *

No, and it bothers me if others do ▼

I drink *

No, but I don't care if others do ▼

I study *

Very Often ▼

Proof of Income

Once the personal section of the application is finished, you will need to provide proof of income. You will be asked employment and salary information, and you will also be able to upload proof of income documents.

Rental Criteria

In order to rent an apartment at ASL you must meet the following requirements:

1. Monthly income of at least 3x the monthly rent OR annual income of at least 3x the monthly rent x 12 months.
2. Credit score of 600+
 - a. If you have a credit score of 550-599 you may rent with an additional security deposit of 2 month's rent.
3. No criminal history.

Acceptable POI

You can submit any of the following Proof Of Income Documents:

1. Two most recent paystubs displaying a total monthly income of 3x the rental amount or higher.
2. Three most recent bank statements displaying either an income of 3x the monthly rental amount or a consistent balance of 3x the monthly rental amount for 12 months.
3. A W-2 or tax return form displaying 3x the monthly rental amount for 12 months.

Example

If rent is \$750, you will need \$2,250 for one month or \$27,000 for one year.

Adding a Guarantor

If you are unable to meet the financial rental criteria yourself, you have the option to sign on with a guarantor. Your guarantor will be the one financially responsible for your account. They will not be obligated to pay rent on your behalf, but they will receive their own Resident Portal login and will have the option to make payments, view and upload documents, and put in maintenance requests for the unit.

Please note that guarantors will be responsible for non-payment, and their credit will be impacted if you are sent to collections.

To add a guarantor, you will just need to input their name, birth date, and email. The guarantor will then be sent their own version of the application. The guarantor will ONLY be able to access their version of the application once the primary's application is complete and all fees/security deposit have been paid.

Please note that while a guarantor is the financial party responsible for an account, any maintenance, violation, or complaint issues MUST be handled with the office staff by the primary on the account. The office will not be available for meetings with guarantors about these issues, especially without the primary present.

Contacts

The next step in the application is to add your contacts. You will be able to add emergency contacts as well and the contact information of any individual you would like to be contacted in the event that you are not able to make your lease and would like us to fill your spot.

Summary & Payment

Finally - you will be provided with a summary of your application. The site will point out any missing information and you will be given the option to go back and make any necessary edits. Then, you may pay the security deposit and application fees. After this - your application is complete!

Guarantors

Guarantors are individuals who are financially responsible for your lease commitment but will not be living in your apartment.

NOTE: A qualified Guarantor will be required if qualifying income is not provided. Additionally, a qualified guarantor may be required based on application screening results. Adding a guarantor typically increases chances of application approval. You can also consider using Leap as an alternative option to a personal guarantor.

Would you like to add a guarantor?*

Yes No

Guarantor 1 ✕

Legal First Name *

Last Name *

Phone Number *

Mobile

Primary Phone Number

+ Add Another Phone Number

Birth Date *

Invite this person via email to complete their own personal information.

Email *

Confirm Email *

An email will be sent to this person with instructions for completing their information.

**\$50 application
fee**

\$200 admin fee

**\$250 total to
apply!**