

**Apex Property
Team**
Rental Transaction Disclosure and
Applicants' Acknowledgement & Hold Harmless Agreement

- Apex Property Team is acting as Landlord in this transaction and is leasing or subleasing this property to Tenants. All parties acknowledge and agree that Apex Property Team, a CA corporation ("the Company"), is a principal party to this transaction and not an Agent for Tenants or Owners. No leasing and/or management fees will be due Apex Property Team for this transaction.
- Apex Property Team will negotiate on its behalf and will not act as an advocate for any other entity in this transaction.
- Apex Property Team shall disclose to Tenants all adverse material facts about the property actually known by the Company (subject to the limitations of section 38-35.5-101,C.F-1.8.).
- Apex Property Team will assist all applicants without regard to race, color, creed, sex, religion,national origin, familial status, marital status, handicap,or ancestry.
- Apex Property Team requires per its policy and procedure manual that a copy of this disclosure be signed by each applicant and returned to Apex Property Team before any action will be taken to process the application. (All applicants may jointly sign one copy of this form keeping all additional copies for their records.)
- Apex Property Team discloses that applicants will not be accepted on "a first-come, first-served basis" and that Apex Property Team shall screen prospective Tenants on a best-qualified basis and on the Company's needs. The Company's screening criteria, as set forth in the Company's policy and procedure manual, is available for inspection by appointment.
- Applicants should not tell Apex Property Team any information that they do not want the Company to know because all information received will be used to evaluate applicants.
- Applicants understand that incomplete applications will not be processed and that any false statements or deliberate misrepresentation of facts will automatically disqualify their applications.
- Tenants and Owners shall not be vicariously liable for the Company's acts since no agency relationship exists. (Vicarious liability is a principal's liability for the acts of an agent when the agent is acting within the scope of the agent's employment.)

I acknowledge that I have read this form, understand its meaning and agree to be bound by it in its entirety. I agree to look solely to Apex Property Team, as acting Landlord of the property, and to hold all other parties harmless should any rental conflict or other problem involving the property offered for rent arise, either now or in the future.

Applicant's Signature Date

Applicant's Signature Date

Applicant's Signature Date

Applicant's Signature Date