

(9.12.23)

CRITERIA FOR RENTAL

(1010 Delaware Drive & 110 Bonfoy Ave)

Portable Tenant Screening Reports (PTSR): 1) Applicant has the right to provide landlord with a PTSR that is not more than 30 days old, as defined in § 38-12-902(2.5), Colorado Revised Statutes; and 2) if Applicant provides landlord with a PTSR, landlord is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for landlord to access or use the PTSR.

If Applicant provides landlord with a PTSR: a) the PTSR must be available to landlord by a consumer reporting agency/third-party website that regularly engages in the business of providing consumer reports; b) the PTSR must comply with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency; and c) Applicant certifies that there has not been a material change in the information in the PTSR, including the Applicant's name, address, bankruptcy status, criminal history, or eviction history, since the PTSR was generated.

EQUAL HOUSING OPPORTUNITY

This community does not discriminate against any person based on race, color, religion, sex, national origin, disability, familial status, creed, sexual orientation, gender identity, military status, immigration/citizenship status, source of income, marital status or ancestry.

AGE

All lease holders and guarantors must be the age of eighteen (18) years or older. Any and all occupants over the age of eighteen (18) years are required to complete an application.

OCCUPANCY STANDARD

A maximum of two (2) persons are allowed per bedroom per apartment, plus one additional person. Persons under the age of three (3) years old are not considered in occupant count.

INCOME

Applicant(s) are required to earn a combined gross monthly income equal to or greater than 3 times the monthly rental amount. All income must be legal and verifiable. Income from food stamps, does not qualify towards the income requirement.

EMPLOYMENT

Rental applicants must:

1. Employed with current employer for three (3) months or more; or
2. Have a current job and at least six (6) months of employment with previous employer; or
3. Have Social Security, Disability, or retirement benefits that meet the income requirement

Applicants who have been employed for less than twelve (12) months may be subject to an additional one (1) month rent security deposit.

SELF EMPLOYMENT

Applicants who are self-employed must provide the previous year's personal income tax return and the previous two months bank statements as evidence of sufficient income.

RENTAL HISTORY

Rental history for all applicants, at their current and previous residence must include satisfactory rental payment history, sufficient move-out notice given and all lease terms fulfilled. No unvacated eviction judgments/judgments within the past 7 years are allowed. Any debt from the past 7 years owed to current and/or previous landlord, apartment community, or other living arrangement must be paid in full. You must provide documentation that any outstanding balances have been paid. No rental history may require up to one (1) two (2) month's rent security deposit.

CRIMINAL BACKGROUND

No applicants, residents, or occupants may have been convicted or received a deferred adjudication for a sexual offense, homicide, stalking, manufacturing or distributing a controlled substance, or be a registered sex offender, or convicted of other felonies in the past 5 years. Background on all adult occupants will be checked. Misdemeanors within the past 5 years will be at landlord's discretion including but not limited to the above listed offenses. Owner may require an up to two (2) month's rent security deposit.

CREDIT

A credit score less than 500 or credit that is considered Unsatisfactory credit references or lack of credit history may require up to two (2) one (1) month’s rent security deposit. Credit will not be considered for applicants receiving a housing subsidy as defined by § 38-12-902(1.7), C.R.S.

ANIMALS

NO PETS ALLOWED. Assistance animals to reasonably accommodate a disabled leaseholder are not considered pets and are not subject to standard pet deposit/rent requirements. An Animal Addendum must be executed for any pet. Proper documentation for assistance animals may be requested by management for approval.

APPLICATION FEE

A non-refundable Application Fee of \$25 per applicant is required for each occupant over the age of eighteen (18) years to reimburse landlord for its costs of pulling a credit and criminal report for each applicant.

ADMINISTRATIVE FEE

A non-refundable Administrative Fee of \$100 is due at the time of move-in.

APPROVED APPLICATIONS

All applicants must sign the lease within forty-eight (48) hours (2 days) after landlord gives any applicant (if there is more than one applicant) in person, by telephone, or written notice of approval of the Application. If applicant(s) fail to fully sign the lease within forty-eight hours of receiving notification of approval from landlord, the unit associated with the application will be placed back on the market and the applicant(s) Application(s) will be closed and the parties will have no further obligations from landlord. The application fee(s) will be non-refundable.

CO-SIGNER

A co-signer or guarantor may be required if applicant has no rental history or home ownership in the past five (5) years or if applicant has no current employment (applies to students only). Co-signer or guarantor can be a relative of the applicant or a Government/Non Profit Agency and meet all requirements as a lease holder and make six (6) times the amount of rent to cover their own expenses plus the applicant applying if they were to fault on the rent. Co-signer or guarantor must be present at the time of signing the lease.

I understand and accept these qualifying standards and have truthfully answered all questions. I understand that falsification of Rental Application Information will lead to denial of rental and my deposit will be applied towards the community’s damages. Rental Criteria does not constitute a guarantee or representation that resident or occupants currently residing in the community have not been convicted or are not subject to deferred adjudication for felony. Management’s ability to verify this information is limited to the information made available by the agencies and services used. It does not insure that all individuals reside in or visiting the community conforms to these guidelines.

I HEREBY ACKNOWLEDGE RECEIPT OF THE ABOVE DISCLOSURES AND AGREE: (1) To receive an electronic receipt for any fees (described above) that I pay to landlord; (2) I understand the application fee is nonrefundable; (3) If I am approved and I execute a lease with landlord, I agree to receive an electronic version of the fully executed lease; (4) If my application is not approved, I agree to receive my denial letter electronically; and (5) I have received any statutory required pest disclosures regarding the unit, if applicable.

_____	_____	_____	_____
Applicant’s Signature	Date	Applicant’s Signature	Date
_____	_____	_____	_____
Applicant’s Signature	Date	Applicant’s Signature	Date
_____	_____	_____	_____
Property Manager	Date	Co-Signer Signs	Date