

**A prospective tenant has the right to provide to the landlord a portable tenant screening report, as defined in section 38-12-902(2.5), Colorado Revised Statutes; and**

**If a prospective tenant provides the landlord with a portable tenant screening report, the landlord is prohibited from: Charging the prospective tenant a rental application fee; or Charging the prospective tenant a fee for the landlord to access or use the portable tenant screening report.**

## **APPLICANT DISCLOSURE & REQUIREMENTS**

Premier Real Estate Group is a dedicated fair housing provider and will assist all persons without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, ancestry, or any other protected class as defined by local, state and federal fair housing laws. Applicants desiring to live together as a single family residential housing unit may qualify as a group. Each owner reserves the right to not approve tenancy as a group.

Each adult (18+) intending to occupy the property must complete their own application. The application fee is \$50.00 (\$18 for the credit/background, \$32 for income/landlord verification) per applicant and **application fees are nonrefundable**. Properties must be viewed in order to apply. Applicants will not be accepted on a first come, first served basis. All applications received will be processed concurrently, and from them we will select the most qualified applicant. For applicants applying as a group, each applicant must qualify on their own.

When processing an application, we check credit, background, employment, income, and landlord references. If income is employment income, it must be verifiable through an appropriately licensed employer. If Applicant is receiving monetary assistance for any part of rent, it must be verifiable and applicant must then make two times the balance owed after assistance in verifiable employment income.

Applicant agrees that all credit information maintained by owner or agent for the owner may be given to any credit reporting service or other agencies authorized to obtain it. Applicant certifies that the information given on the application is true and correct and that any false information given will be grounds for termination of the lease and grounds for an eviction. We reserve the right to decline an application or to require additional deposit if negative conditions are identified.

## **PROBABLE DISQUALIFICATIONS**

- Income either below two times the rental rate or below two times the balance after assistance is provided on behalf of the tenant.
- A credit score below 600
- The inability to pay full security deposit, and first month's rent
- Past evictions
- Bad rental references
- Money owed to past landlords and or utility companies
- Bankruptcy that hasn't been discharged
- Previous bankruptcy with interim negative debt
- Recent or violent felony, arson or sex offense convictions
- False Information on rental application

Upon approval, the applicant shall have 24 hours in which to secure the property with the security deposit in certified funds only. The security deposit will be applied towards one month's rent for failure to rent the property.

**Not all properties allow pets.** You will need to ask if the property you are applying for allows pets. Note that the breeds below are commonly found on the aggressive breed lists of most homeowner's insurance providers. None of the below breeds, or any mix of them, are permitted at the properties we manage. Should you have a pet that looks like any of these, in our sole discretion, your application may be disqualified. We also require photos of pets as a part of your application. A \$300 additional security deposit is required for each pet allowed. This pet deposit may be increased to a higher amount if required by the owner.

- Bull Terrier)
- Rottweiler
- Doberman Pinscher
- Mastiff
- Bull Mastiff
- Chow
- Shar Pei
- German Shepard
- Akita
- Malamutes
- Husky
- Great Danes
- Presa Canario
- Wolf/Hybrid

All our properties that have forced air furnaces participate with Second Nature to provide a regular supply of air filters for the furnaces. In addition to rent, the tenant will pay \$15 per month for this program.

**Let our office know if you have any more questions about the application process!**

This application has not been approved by the Colorado Real Estate Commission. The same was drafted by Kenneth E. Davidson, attorney for Premier Real Estate Group.