

BrokerForDenver.com, LLC

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Rental Criteria for Residency

(Some areas in this criteria may be qualified for a co-signer or additional deposit.)

Occupancy Policy

1. Occupancy is based on the number of bedrooms in a house. (A bedroom is defined as a space within the premises that is used primarily for sleeping with at least one window and a closet for clothing.)
2. Two persons are allowed per bedroom

General Statements

1. Positive identification with a picture will be required.
2. Each applicant will be required to qualify individually; household income is combined.
3. Inaccurate or falsified information will be grounds for denial of the application.

Income/Employment Criteria (This is a situational requirement. Exceptions can be made.)

1. Monthly income should be equal to two and a half times the stated rent, and must be from a verifiable, legal source. Applicant must provide pay-stub copies.
2. Self-employed applicants will be required to show proof of income through copies of the previous year's tax return.
3. Students with no verifiable means of income may be accepted with a qualified co-signer.
4. Some form of verifiable income will be required for unemployed applicants. (Qualifying verifiable income can be as follows but not limited to: bank accounts, alimony/child support, trust accounts social security, unemployment benefits, welfare, grants and loans.)

Rental Criteria

1. At least six months of positive verifiable housing from a third party landlord will be required, anything less of six months will require an additional security deposit or co-signer.
2. Home ownership will be verified through the county tax assessor's office. Mortgage payments must reflect no more than four (4) late payments in the past two (2) years.
3. Three years of eviction free rental history will be required.
4. Three or more 72 hour notices within one year may result in denial of the application.
5. Three or more NSF's within one year will require all payments to be paid by guaranteed funds for the length of residency.
6. Rental history demonstrating documented noise or other complaints may be denied.
7. Rental history showing any kind of unpaid balance or documented excessive damage to a rental may result in denial. Unpaid balances may be redeemable with a receipt of payment.

Credit Criteria

1. Negative or adverse debt showing on consumer credit report may require additional security deposits or denial.
2. Three or more unpaid collections (not medical related) may result in denial of the application.
3. Bankruptcy proceedings must be finalized prior to signing a Rental Agreement, discharged bankruptcies will be accepted.

Criminal Conviction Criteria

Upon receipt of the rental application and screening fee, Agent will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no contest to, any crime. Any application will be denied for conviction & release from incarceration with the last seven years for the following; for more detailed specifics please contact the Property Manager.

- Illegal drug activity or gang related involvement of any kind.
- Any violent act against another person, kidnapping, rape, sex crime, death.
- Extensive property damage, arson, etc.
- Burglary, robbery,

Misdemeanors of specific charges must have been released previous to 3 years to the application date for approval. Any applicant ever convicted of child abuse, child molestation, sex crimes, murder will be denied.

Co-Signer Criteria

1. Verifiable monthly income must equal a minimum of three times the applicant's rent. (Verifiable income may mean bank accounts and trust accounts)
2. Outstanding bad debt, i.e., slow pay collections, repossessions, liens, judgments and wage garnishment programs may result in denial of the co-signer.

Denial Process

If your application has been denied you will be notified immediately. If you feel that you qualify as a resident under the criteria set out above, you should contact the credit screening company that supplied the information to discuss your application.

1. If, after contacting the screening company you are still not satisfied you may write to:

BrokerForDenver.com, LLC
Equal Housing Opportunity Manager
PO Box 7018
Denver, CO 80207

All applications are on a first come first serve basis and are processed by a profession screening company. BrokerForDenver.com, LLC works in compliance of the State and Federal Fair Housing Guidelines.

Applicant's Signatures

Date

Applicant's Signature

Date