

RENTAL CRITERIA

All prospective tenants for an apartment unit who are 18 years of age or older must fill out a separate application, meet all criteria to be considered for residency and sign the lease.

1) Identification Requirements

All applicants must have and show a government issued photo identification and either a Social Security Number (SSN) or individual Taxpayer Identification Number (TIN). The names on the identification sources must match the name given on the application forms. Identifications must be valid at the time of application and move in.

2) Income Requirements

Applicants must be able to show annual net income of at least 2.0 times the applicant's portion of the annual rent. Co-applicants' incomes will be combined in order to determine if this requirement is met. Applicants must provide income verification in the form of the most recent paystubs, housing subsidies, alimony orders or other regular sources of income.

Alternately, applicants who are unable to provide income verification may show a liquid asset balance of at least 2.0 times the total annual lease amount. Self-employed applicants may show proof of income through the prior year's tax return and bank records, and must have a recorded business name that is verifiable with State records.

3) Credit History Criteria

RPM Property Management will process a screening report for each individual applicant. Co-applicants will be screened separately, and scores for all applicants will be averaged. A combined score of 600 or above is required for approval. Applicants without a credit score will need a guarantor to co-sign the application and rental agreement. Guarantors must be immediate family members with a minimum credit score of 700, have a verifiable income at least four times the applicant's monthly rent and meet all other rental criteria. Each tenant shall pay an application fee to cover the cost of the screening report.

Applicants may submit a Portable Tenant Screening Report that meets all of the requirements of Colorado Revised Statute 38-12-904. Such applicants shall not be required to pay the application fee. Additionally, tenants receiving a housing voucher per Colorado Revised Statute 38-12-904 will not be screened.

4) Criminal History

A criminal history verification will be made on all applicants 18 years or older. All applicants will be required to provide the city and state of residences for preceding years. Locations provided may be compared and verified with credit report addresses and all applicable statewide criminal records may be requested. RPM Property Management may deny tenancy for criminal convictions per Colorado Revised Statute 38.12.904.

5) Residency History

RPM Property Management may contact your prior landlord or mortgage company to verify residency history. An applicant may be denied for any of the following: outstanding rental or mortgage debt; eviction by a previous landlord within the last seven years; failure to provide adequate move out notice; causing damage to the rental unit or property; falsification of any information on the rental application; having been non-renewed for any reason; having an established pattern of disturbing neighbors; or two or more late payments or returned check in a 12-month period.

6) Occupancy Policy

The maximum number of occupants allowed per apartment units is two people per bedroom.

7) Pet Policy

Pets are only allowed with Management's prior written approval. Only one pet per apartment is permitted. If Management approves a pet, a one-time refundable pet deposit of \$300.00 must be paid and a separate Pet Addendum must be executed prior to bringing the pet onto the Property. Only dogs (with breed restrictions listed below) and cats may reside in an apartment unit. Additionally, a monthly pet fee of \$35.00 will also be required. The following dog breeds or any mix of the following breeds are not permitted: Pit Bull Terrier, Staffordshire Terriers, Rottweilers, German Shepherds, Poodles, Dalmatians, Chow Chow, Doberman Pincher, Akita, Wolf-hybrids, Great Dane, Malamute or any breed determined to be aggressive.

8) Move-In Rent and other charges

All move in amounts (current month's rent, security deposits and pet deposits) must be paid in full prior to or at the time of move-in with MONY ORDER(S) or CASHIER CHECK(S). Personal checks and cash will not be accepted. If move in occurs after the 25th day of the month, the pro-rated current month's rent and following month's rent are required at time of move-in.

9) Renter's Insurance

Tenants must obtain and maintain renters' insurance with a minimum of \$100,000 coverage at all times during the tenancy period. Proof of renters' insurance coverage is required prior to moving in. If Tenant's insurance lapses during the tenancy, RPM Property Management may obtain coverage for the tenant and charge back these costs.

In the event of any discrepancy between the policies listed here and the Lease or Lease Addendums, the Lease or Lease Addendums shall prevail.

Applicant has the right to provide RPM Property Management with a Portable Tenant Screening Report (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 RPM Property Management with a PTSR, RPM Property Management is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for RPM Property Management to access or use the PTSR.

RPM Property Management is an Equal Housing Provider and does not discriminate based on protected characteristics.