RENTAL QUALIFICATION AND SCREENING CRITERIA

Property: 1311 East Caramillo Street, Colorado Springs, CO 80909
Monthly Rent: $1,200.00
Security Deposit: $1,200.00
Available Date: 8/15/2026
Lease Term: 1 Year

Thank you for your interest in this property. These written criteria are provided before application so that prospective tenants can determine whether they are likely to qualify. All applications will be evaluated consistently and in compliance with applicable federal, Colorado, and local fair-housing laws.

Submission of an application does not guarantee approval or reserve the property.

1. Applicants and Identification

Every person 18 years of age or older who will reside in the property must:

- Complete a separate rental application.
- Provide valid government-issued photo identification.
- Provide accurate and complete information.
- Authorize any legally permitted screening and verification, unless the applicant provides a qualifying Portable Tenant Screening Report.

Materially false, misleading, unverifiable, or omitted information may be grounds for denial.

2. Income and Ability to Pay

Applicants who are not using a housing subsidy must demonstrate combined gross monthly income equal to at least **two times the monthly rent**.

Applicants using a housing subsidy must demonstrate income equal to at least **two times the portion of the monthly rent that the household is responsible for paying**.

Legally verifiable income may include wages, self-employment income, retirement income, benefits, child support, alimony, housing assistance, or other lawful sources.

Applicants may be asked to provide reasonable documentation such as recent pay statements, bank statements, tax records, benefit statements, an employment offer letter, or other reliable evidence of income.

3. Rental History

The landlord may verify up to seven years of rental history where available.

Applicants should demonstrate a satisfactory rental history, including:

- Rent paid as agreed.
- Compliance with material lease obligations.
- Proper care of prior rental property.
- No material or repeated lease violations.
- Proper notice before moving.
- No unpaid balance owed to a prior landlord, unless adequately explained, resolved, or subject to a bona fide dispute.

The landlord may contact current and former landlords. Personal references or relatives may not be accepted as substitutes for an independently verifiable rental history.

Lack of prior rental history will not automatically result in denial. Other verifiable information demonstrating the ability and willingness to comply with the lease may be considered.

4. Credit and Financial History

For applicants who are not using a housing subsidy, the landlord may consider legally permissible credit information from the preceding seven years.

The review may include:

- History of paying financial obligations.
- Unpaid landlord or utility debt.
- Accounts in collection.
- Judgments or bankruptcies that may legally be considered.
- The overall pattern, severity, recency, and circumstances of adverse information.

No single credit score automatically guarantees approval. A pattern of serious or recent unpaid obligations—particularly unpaid rent, landlord debt, or utility debt—may be grounds for denial.

For an applicant using a housing subsidy, the landlord will not consider or inquire about the applicant’s credit score, adverse credit events, or lack of a credit score, except where consideration is required by federal law.

5. Criminal History

If criminal history is considered, the landlord will not consider arrest records that did not result in a conviction.

Except where Colorado law permits otherwise, the landlord will not consider convictions occurring more than five years before the application date.

Any legally permissible criminal-history information will be evaluated according to its nature, severity, recency, relevance to resident or property safety, and other pertinent circumstances. A criminal record will not necessarily result in automatic denial.

6. Occupancy

Occupancy is limited to two adults over 18 years old, subject to applicable housing, building, health, safety, and fair-housing laws.

All persons who will regularly occupy the property must be disclosed on the application and identified in the lease.

7. Smoking

Smoking and vaping are prohibited inside the dwelling.

Outdoor smoking is permitted only in a manner that does not unreasonably interfere with neighboring residents. Smoking materials and cigarette butts must be safely and properly disposed of and may not be left anywhere on the property.

Tenants are responsible for ensuring that occupants, guests, and invitees comply with this requirement.

8. Animals

No animal may be kept at the property without prior written authorization, except as required by applicable law.

A maximum of **one approved dog or one approved cat** is permitted per dwelling.

Pet approval is based on the individual animal and may require:

- A meeting with the landlord’s property representative.
- A recent photograph of the animal.
- The animal’s name, age, breed or mix, sex, and approximate weight.

- Proof that the animal is spayed or neutered, unless a veterinarian documents a medical reason otherwise.
- Current vaccination records, including rabies vaccination where applicable.
- Current licensing or registration required by law.
- Veterinarian contact information.
- Confirmation that the animal is housebroken or litter trained.

Approved pets are subject to:

- A **$300 refundable pet deposit**.
- **$35 monthly pet rent**.
- Immediate removal of animal waste.
- No tethering or leaving the animal outside unattended.
- No excessive barking, meowing, aggressive behavior, property damage, or other nuisance conduct.
- Prior written approval before bringing any replacement, additional, visiting, fostered, or temporarily housed animal onto the property.

Approval of one animal does not authorize another animal.

Assistance animals are not pets. Requests for a reasonable accommodation involving an assistance animal will be evaluated separately under applicable fair-housing laws. Pet deposits, pet rent, pet-number limits, and ordinary pet-approval requirements will not automatically be applied to an approved assistance animal. HUD distinguishes qualifying assistance animals from pets for fair-housing purposes.

9. Screening Service and Application Cost

The landlord uses **Avail** as a third-party application and tenant-screening service.

If the applicant does not provide a qualifying Portable Tenant Screening Report, Avail may charge the applicant directly for the screening reports selected. The exact amount will be disclosed before payment.

The landlord does not mark up the screening charge or retain any portion of a fee paid directly to Avail.

10. Portable Tenant Screening Report Notice

THE 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.

IF THE PROSPECTIVE TENANT PROVIDES THE LANDLORD WITH A QUALIFYING PORTABLE TENANT SCREENING REPORT, THE LANDLORD IS PROHIBITED FROM CHARGING THE PROSPECTIVE TENANT A RENTAL APPLICATION FEE OR A FEE FOR THE LANDLORD TO ACCESS OR USE THE REPORT.

A Portable Tenant Screening Report may be required to:

- Have been completed within the previous 60 days.
- Have been prepared by a qualifying consumer reporting agency at the applicant's request.
- Contain the information required by Colorado law.
- Be available to the landlord at no cost.
- Be accompanied by the applicant's statement that no material information has changed since the report was prepared.

An applicant using a housing subsidy is not required to include credit history, a credit score, or adverse credit-event information in the Portable Tenant Screening Report.

11. Grounds for Possible Denial

An application may be denied for one or more of the following lawful, documented reasons:

- The application is incomplete after the applicant has been given a reasonable opportunity to complete it.
- Identity cannot be reasonably verified.
- Required income or ability to pay cannot be verified.
- Income does not satisfy the applicable two-times-rent standard.
- Material information is false, misleading, omitted, or cannot be verified.
- Rental history demonstrates material or repeated lease violations, substantial property damage, or unpaid landlord debt.
- Credit history that may legally be considered demonstrates an unacceptable pattern of serious or recent unpaid obligations.
- Legally permissible criminal-history information presents a substantial concern relating to resident or property safety.
- The applicant refuses to authorize legally permitted verification and does not provide a qualifying Portable Tenant Screening Report.
- The proposed occupancy would violate a lawful occupancy limitation.
- The applicant will not agree to material terms of the lease or property rules.
- Another applicant has already entered into a binding rental agreement for the property.

Applicants will not be denied because of race, color, religion, sex, sexual orientation, gender identity, gender expression, marital status, familial status, national origin, ancestry, disability, veteran or military status, source of income, or any other status protected by applicable law.

12. Approval and Lease Execution

Approval may be conditioned upon:

- Verification of all application information.
- Execution of the lease by the stated deadline.
- Payment of the security deposit and other lawful move-in amounts.
- Completion of any agreed-upon guarantor documentation.
- Compliance with all other disclosed rental requirements.

The property is not reserved until the lease has been fully executed and the required funds have been received.

Applicant Acknowledgment

I acknowledge that I received and reviewed these rental qualification and screening criteria before submitting an application or paying any screening charge.

Applicant name: ______________________________________

Applicant signature: ___________________________________

Date: ______________________