

Statement on Portable Tenant Screening Report

Laurel Property Services, Inc. processes applications on a first-come-first-serve basis for each tenant or tenant group at a time. Only once an application is being processed, is the payment method of the application fee charged. The full details of **Colorado Revised Statute 38-12-903** regarding Portable Tenant Screening Reports can be accessed at the following link:

https://leg.colorado.gov/sites/default/files/documents/2023A/bills/2023a_1099_rer.pdf

1. 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; AND

2. IF THE 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.

(f) A LANDLORD IS EXEMPT FROM THE REQUIREMENTS SET FORTH IN SUBSECTIONS (1.5)(a) TO (1.5)(e) OF THIS SECTION IF THE LANDLORD:

(I) DOES NOT ACCEPT MORE THAN ONE APPLICATION FEE AT A TIME FOR A DWELLING UNIT OR, IF A DWELLING UNIT IS RENTED TO MORE THAN ONE OCCUPANT, DOES NOT ACCEPT MORE THAN ONE APPLICATION FEE AT A TIME FROM EACH PROSPECTIVE TENANT OR TENANT GROUP FOR THE DWELLING UNIT; AND

(II) REFUNDS THE TOTAL AMOUNT OF THE APPLICATION FEE TO EACH PROSPECTIVE TENANT WITHIN TWENTY CALENDAR DAYS AFTER WRITTEN COMMUNICATION FROM EITHER THE LANDLORD OR LANDLORD'S AGENT OR THE PROSPECTIVE TENANT DECLINING TO ENTER INTO A LEASE AGREEMENT FOR THE DWELLING UNIT.