



www.laurelpropertyservices.com

Laurel Property Services Inc. is a Fair Housing provider and abides by all Federal, State, and Local laws regarding housing and non-discrimination. The following list details items that would disqualify an applicant from renting a property under our management.

Portable Tenant Screening Reports (PTSR): 1) Applicant has the right to provide the Property with a 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 the Property with a PTSR, the Property is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for the Property to access or use the PTSR. If Applicant provides the Property with a PTSR: a) the PTSR must be available to the Property by a consumer reporting agency/third-party website that regularly engages in the business of providing consumer reports; 2) the PTSR must comply with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency; and c) Applicant certifies that there has not been a material change in the information in the PTSR, including the Applicant's name, address, bankruptcy status, criminal history, or eviction history, since the PTSR was generated.

Application Fee: \$50

Qualification Acknowledgement: Each person age 18 or older must submit an application and meet all requirements below. These requirements are Laurel Property Services LLC's current rental screening criteria, and nothing contained herein shall constitute a guarantee or representation that all residents and occupants currently residing at this community have met these requirements. Please review this information before completing the application and paying any fee (if required). Falsification of information on the application will result in the application being denied. Additionally, if an applicant is approved based on submitted false information, Laurel Property Services may take legal action once the false information is discovered, as permitted by state law. Subject to applicable laws, our requirements include but are not limited to the following criteria:

Identification: All persons 18 must provide an unexpired government-issued photo ID Identification.

CRIMINAL DISQUALIFICATIONS

- Meth and/or Amphetamine related offenses
- Stalking offenses at any time
- Homicide offenses at any time
- Crimes against children within 5 years
- Crimes against landlords or rental properties within 5 years
- Convictions or pleas to any crime involving metal theft, vandalizing properties, or otherwise damaging properties within 5 years

- Arson convictions or pleas within 5 years
- Violent felony convictions within 5 years
- Drug trafficking, manufacturing, or distribution within 5 years
- Sex offenses will be considered on a case-by-case basis
- Felony convictions older than 5 years will be considered on a case-by-case basis
- Imprisonment for felonies within the last 5 years will be considered on a case-by-case basis.

FINANCIAL REQUIREMENTS

- No balances of ANY amount outstanding to previous landlords / rental communities within the last 7 years
- No evictions more recent than 7 years
- No open bankruptcies or bankruptcies discharged less than 2 years ago
- If credit history is established, a minimum credit score of 600 is required
- Applicants with credit scores between 600 - 700 may require an additional Security Deposit or Cosigner for approval.
- Total household income must be at least 2x the monthly rental rate. Income may be in the form of parental or familial support, government assistance, employment wages, retirement pensions, grants, etc, but must be verifiable.

Subsidy Applicants: For applicants that receive a housing subsidy as defined by § 38-12-902(1.7), C.R.S., credit, lack of credit, and/or Adverse credit events will not be inquired about or considered for applicants receiving a housing subsidy.

A “subsidy” is defined as “any portion of a rental payment that is derived from a public or private assistance, grant, or loan program and that is paid by the program directly, indirectly, or on behalf of a tenant to a landlord” § 38-12-902(1.7), C.R.S.

Subsidy applicants must demonstrate a total household income of at least 2x the monthly rental rate that the subsidy applicant will be responsible for. Income may be in the form of parental or familial support, government assistance, employment wages, retirement pensions, grants, etc, but must be verifiable.

For applicants who receive a housing subsidy as defined by § 38-12-902(1.7), C.R.S., we reserve the right to deny an application for negative rental history, such as evictions, disturbances, or previous move-out damages, provided such information does not come from a “consumer report.”

BEHAVIORAL DISQUALIFICATIONS

- Rude, disruptive, threatening, or harassing behavior towards Laurel Property Services staff, clients, residents, or vendors.

Denial of Application: Should the application be denied, Laurel Property Services will notify the applicant about the reason for the denial. The applicant has the right to dispute the accuracy of the consumer report.

Pet Policy: Varies by property. Where pets are accepted, a maximum of two (2) adult pets are allowed. No puppies under 12 months. \$300 Pet Deposit and \$30 per month Pet Fee will apply. All animals must be documented in the rental application and submitted to [PetScreening.com](https://www.petScreening.com).

Rent Payments: Once a lease agreement has been executed, a Resident Portal will be activated, to which rent payments can be made. Check and money orders may also be mailed to our mailing address at 14143 Denver West Parkway, Ste #100, Golden, CO 80401.

Data and Privacy: By submitting a rental application, the applicant understands and accepts that Laurel Property Services may collect, retain, use, transfer, and disclose the applicant's personal information, including, but not limited to, name, date of birth, address, phone number, email address, and/or renter's insurance information. Further, the applicant consents to Laurel Property Services releasing the applicant's personal information to third-party providers for any leasing or property management activities, including, but not limited to, applicant screening, operating the property, providing lease-related services, referring you to third-party products or services, managing debts, and conducting resident surveys.

Acknowledgment: By submitting a rental application, the applicant acknowledges that they have reviewed and understand the qualification criteria, which includes reasons for potential denial. The Applicant consents to all applicable screening. By providing an email address or phone number, the applicant voluntarily consents to receiving communications regarding application status, marketing materials, and promotional offers via email, phone call, or text message.