

Application Rental Criteria

Updated to align with Colorado Housing Laws (including HB25-1236, HB24-1098, HB21-1121, and HB25-1249)

Places Management is an equal opportunity housing provider and complies fully with the Federal Fair Housing Act, as well as all Federal, State, and Local housing laws. Each application is reviewed individually, based on the criteria listed below.

Required Applications

All occupants aged 18 years or older must complete a rental application and will be equally rent-responsible lease holders.

Occupants under 18 should be listed as additional occupants and do not need to apply separately.

Grouped Applications

If a grouped application includes one or more individuals who are denied, the full group must wait thirty (30) days before reapplying.

Evaluation Criteria

Each application is reviewed on a case-by-case basis using the following criteria:

Credit history (where permitted by law)

Criminal background check

Rental history verification

Total household income

Subsidy Holders

For applicants using housing vouchers or subsidies, income qualification is based solely on the tenant-paid portion of rent, not the full contract rent.

Uniformity: All applicants are screened using the same criteria except where otherwise required by federal, state, or local law, including laws governing subsidized housing applicants.

Conditional Approvals

Applications not meeting all standard qualifications may be conditionally approved. Conditions may include:

Higher security deposit

Co-signer with qualifying income and credit

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Interested in keeping more money in your pocket at move-in? We're pleased to offer you the option to qualify for a Obligo's Flexible deposit options: No Deposit, Reduced Deposit and

Deposit-in-Installments . This simple and fast process could save you the hassle and upfront cost of a traditional cash deposit.

For more information and to see if you qualify, copy & paste this link into your browser:

<https://go.myoblgo.com/applicationform/radf-property-solutions-llc>

Co-Signer Requirements

Co-signers must meet all rental criteria, including:

Minimum income of five (5) times the monthly rent

Minimum credit score of 700

Credit Criteria

Credit scores between 500–600 may be conditionally approved if no other disqualifying factors exist.

Credit scores below 500 require individualized review by Senior Management.

Bankruptcies must be discharged with reestablished satisfactory credit.

All credit screenings are evaluated on a case-by-case basis.

Credit criteria do not apply to subsidized applicants where prohibited by law.

Rental History

A minimum of six (6) months of verifiable, satisfactory rental history is required.

Evictions within the last seven (7) years or unpaid landlord debts may result in denial, subject to individualized review.

Criminal Background

Convictions for violent crimes, sex offenses, or crimes against persons or property within the past seven (7) years may be cause for denial, pending an individualized review of:

The nature of the offense

The age of the applicant at the time of conviction

Relevance to community safety

Income Verification

Applicants must show proof of gross income equal to or greater than two (2) times the monthly rent.

For subsidized applicants, only the tenant-paid portion of rent is used to determine income eligibility.

Acceptable documentation includes:

Three (3) months of paystubs or bank statements

Six (6) months of bank statements for self-employed applicants

Job offer letter for relocations or new employment

Award letters for SSI, VA, retirement, or annuities

Rental Rates and Leasing Specials

Rental rates and leasing promotions are subject to change daily.
Individual unit pricing may vary by availability, features, and location.

Corporate Leases

Corporate leases are permitted.
All adult occupants must complete an application.
Occupants may be listed as non-rent-responsible.
The corporate entity will be the rent-responsible party.

Application Process

Applicants have seventy-two (72) hours to provide all required documentation.
Voucher holders and applicants with special circumstances will be reasonably accommodated within legal parameters.
Applications containing false, incorrect, or misleading information will be declined.
By proceeding with this application process, applicants acknowledge and agree to these terms and criteria.

Portable Tenant Screening Reports (Colorado Properties)

Prospective tenants have the right to provide a Portable Tenant Screening Report ("PTSR") as defined in Section 38-12-902(2.5), Colorado Revised Statutes.

If a PTSR is provided:

No rental application fee will be charged

No fee will be charged to access or use the report

The report must be no more than sixty (60) days old

The report may be submitted directly by the applicant, including by PDF or electronic copy

The report must include all information required by law

Applicants using housing vouchers or subsidies may submit a PTSR without credit information, as permitted by law. Credit history and credit score are not considered in housing decisions for subsidized applicants where prohibited.

Places Management may request additional documentation, as allowed by law, to verify information contained in a PTSR.

Informes Portátiles de Evaluación del Inquilino (Colorado)

Los solicitantes tienen el derecho de presentar un Informe Portátil de Evaluación del Inquilino ("PTSR") según lo definido en la ley del estado de Colorado.

Si se presenta un PTSR:

No se cobrará una tarifa de solicitud

No se cobrará ninguna tarifa para revisar o usar el informe

El informe debe tener no más de sesenta (60) días de antigüedad

Puede enviarse directamente por el solicitante en formato PDF o electrónico

Debe incluir toda la información requerida por ley

Solicitantes con subsidio de vivienda:

Los solicitantes que utilizan vales de vivienda u otros subsidios pueden presentar un PTSR sin información de crédito. El historial o puntaje de crédito no se considera cuando la ley lo prohíbe. Places Management puede solicitar documentación adicional permitida por ley para verificar la información proporcionada.