

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 30 days before reapplying.

Evaluation Criteria

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

- Credit history
- 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 regardless of whether they are using a housing voucher or other subsidy, except where otherwise required by law.

Conditional Approvals

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

- Higher security deposit (not to exceed 1x monthly rent in accordance with HB25-1249)
- Prepaid rent
- Co-signer with qualifying income and credit
- Shorter lease terms or limited renewals

Co-Signer Requirements

Co-signers must meet all rental criteria, including:

- Minimum income: 5x monthly rent
Minimum credit score: 700

Credit Criteria

- Credit scores of 500–600 may be conditionally approved if there are no other disqualifying issues
- Scores under 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

Rental History

- Minimum of six (6) months of verifiable, satisfactory rental history 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/property within the past seven (7) years may be cause for denial, pending an individualized review of:

- Type of offense
- Age at time of conviction
- Relevance to community safety

Income Verification

Applicants must show proof of gross income equal to or greater than 2x the monthly rent.

Subsidy Holders: For subsidized applicants, only the **tenant portion of rent** is used to determine income eligibility.

Acceptable documentation:

- 3 months of paystubs or bank statements
- 6 months of bank statements for self-employed
- Job offer letter (for relocations or new employment)
- Award letters for SSI, VA, retirement, or annuities

Lease Terms & Monthly Fees

- Lease terms: 3–12 months (MTM available after initial term)
- Short-term lease fees: \$200/month (MTM & 4–6 months), \$100/month (7–11 months)

Tenants must provide:

- Great American Utility account information
- Proof of renters insurance (\$100,000 liability minimum), listing Places Management as an Interested Third Party

Pet Policy & Assistance Animals

- Max of 3 pets per apartment
- \$300 refundable deposit (per household)
- \$52 PooPrints fee (dogs only)
- \$35/month pet rent
- ESA/Service animals are **exempt from pet fees** with valid documentation

Rental Rates and Leasing Specials

- Rents and 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 Corporation will be the rent-responsible entity

Application Process

- Application fee: \$55 (non-refundable)
- Security deposit: \$500 (conditionally refundable)
- One-time utility billing setup fee: \$20
- Lease must begin within 10 days of approval
- Voucher holders and applicants with special circumstances will be reasonably accommodated within legal parameters

Portable Tenant Screening Reports (PTSR)

Per Colorado law (§ 38-12-902(2.5), C.R.S.), applicants may provide a PTSR that is:

- No more than 30 days old
- Provided by a consumer reporting agency
- Inclusive of credit, criminal, and rental history
- Submitted with the initial application

If a valid PTSR is submitted:

- No application fee will be charged
- No separate fee will be charged to access or use the PTSR

Acknowledgment

Applications containing untrue, incorrect, or misleading information will be declined.

I have read and understand this community's entire Rental Requirements:

Applicant Name (print): _____ Signature & Date: _____

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