



Harris Group Realty, Inc.
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Both the Landlord and Harris Group Realty, Inc. conduct business in accordance with all federal, state, and local fair housing laws. It is our policy to provide housing opportunities to all persons regardless of race, color, religion, sex, familial status, handicap, national origin or sexual orientation.

PROPERTY MANAGEMENT RENTAL APPLICATION REQUIREMENTS

Thank you for choosing Harris Group Realty, Inc. Property Management for your housing needs. All employees of Harris Group Realty, Inc. agree to full compliance with Fair Housing Standards. Harris Group Realty, Inc. is a licensed Real Estate Broker in Colorado; Barbara Harris is the Managing Broker.

All rental properties are leased to the most QUALIFIED applicant(s) that meet the following criteria:

1. Completed application (front and back) – including signature and date and a copy of your driver's license or State ID.
2. \$40 Non-refundable application fee per applicant.
3. All information **MUST BE VERIFIABLE!** Background information is crucial to determine the status of your application(s).
4. Application fees and the security deposit must be submitted as separate payments.
5. Cash is acceptable for the application fee only.
6. Secured funds are required for security deposit (Cashier's Check or Money Order only).
7. Security deposit and first full month's rent is due prior to move-in.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED!

The decision to accept an application will require a combination of positive employment, housing references, an acceptable tenant qualifier score on the credit report and verifiable current monthly income.

YOU MUST HAVE:

- **No** incidents of property abuse, creating noise, or any other disturbances
- **No** breach of any previous rental contracts
- **No** balance due on any previous rental accounts
- Credit is checked by a credit reporting agency which may include Experian or TransUnion
- To lease without restriction (i.e. double deposit), each applicant must gross at least three times the total rent amount per month.
- Current employers will be contacted to verify employment and income. (One month's worth of paystubs may be requested if we are unable to contact your employer.)
- Self-employed or retired individuals must supply tax returns and any additional documentation that document income.

Harris Group Realty, Inc. reserves the right to deny any applicant who does not meet the minimum qualification standards. Applicants with less than optimal scores will be required to have a co-signer for the lease or a double deposit. If a co-signer is required, that person will need to submit a completed application with application fee. The co-signer will be added to the current lease as well as any subsequent lease or extension for this property.

Colorado's state medical marijuana laws do not and cannot override federal drug laws. We PROHIBIT all possession, possession for sale, distribution, transportation, cooking, cultivation & manufacture of marijuana.

Pets: If the property permits pets, a larger security deposit is required and increases by the amount of \$500 for *each* pet. The following are breeds not allowed: Akita, Shar-Pei, Chow, Doberman Pinscher, Pit Bull (Staffordshire Terrier), Rottweiler, Rhodesian Ridgeback, Wolf/Dog Hybrids, mixed breeds of any of the above listed dogs and any dog known to have vicious tendencies or known to have bitten anyone. Ferrets, pigs, cats, reptiles and birds are **not** permitted.

The policy concerning maximum occupancy of dwellings is based on the health and safety needs of our residents and the property owner's direction.