



Rental



623 SQFT



1 Bed



1 Baths

## PROPERTY DETAILS

Delightful 1/2 duplex only 4 blocks to Wash Park. This unit has a nicely updated kitchen & bath, newly refinished hardwood floors and fresh paint. The property retains its vintage charm for a historic building built in the 1900's! Open floorplan makes the cozy home look bright and spacious! Highlights include a fully equipped kitchen with a gas stove, refrigerator, dishwasher, and microwave. The open living room also offers a beautiful decorative fireplace. A spacious backyard deck for outdoor enjoyment. The unfinished basement has laundry with a washer and dryer included & extra storage space. Central AC is another perk of this charming unit. Almost all utilities included! Tenant only pays Xcel Bill. Convenient location near I-25 and quick access to everything Denver has to offer!

We are pledged to the letter and spirit of the U.S. Policy for the Achievement of Equal Housing Opportunity throughout the Nation. We encourage and support a program in which there are no barriers to obtaining housing because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.

Things to know about this property:



**Taylor Haas**

303-665-7368

taylorh@coloradorpm.com

<https://www.coloradorpm.com/available-rental-properties-denv>

Scan code  
for more  
property  
details



- \*No smoking.
- \*Renter's insurance is required.
- \*Tenant is responsible for Electricity, Gas, Cable & Internet. All other utilities included.
- \*Maximum of two indoor pets (breed restrictions apply - (<http://www.coloradorpm.com/tenant-frequently-asked-questions/>)).
- \*Monthly pet fee of \$35 per pet.
- \*Non-refundable pet fee of \$165 for the first pet and \$100 for each additional pet.
- \*Refundable deposit of \$250 per pet
- \*Refundable security deposit equivalent to 1x to 2x of one month's rent
- \*Nonrefundable lease initiation fee equivalent to 10% of one month's rent
- \*\$10 per month resident amenity fee
- \*Other terms, fees, and conditions may apply. All information is deemed reliable but not guaranteed and is subject to change.

All applicants over the age of 18 must submit an individual rental application AND pay a non-refundable \$35 application fee. Only complete applications will be processed.

The following criteria must be met in applying:

- \*TransUnion Vantage score of 620 or above. A score of 619 – 550 will require an additional deposit. All scores below 550 will be declined.
- \*Gross income must be equal to 3x the monthly rent. Applicants must provide pay-stubs covering 30 consecutive days of gross income. If self-employed, tax returns must be provided.
- \*Felony convictions for sex offenses, stalking, manufacturing and/or distributing a controlled substance, and crimes resulting in the death of another person will be cause for denial. No registered sex offenders will be approved. Other felony convictions in the past 5 years may be cause for denial of the application pending the nature of the offense.
- \*No evictions or outstanding balances in the past 7 years.
- \*Bankruptcies must be discharged for 5 years with no new past due accounts.
- \*Applicants will be required to provide a copy of a valid form of identification.
- \*If applying with a co-signer, all of the screening requirements must be met but gross income of the co-signer must be equal to or greater than 5x the monthly rent.

All photos are of the actual property unless noted are only representative of the size and space of the interior. Applicants must view the property in person or virtually to determine if the property is acceptable to their needs and wants.

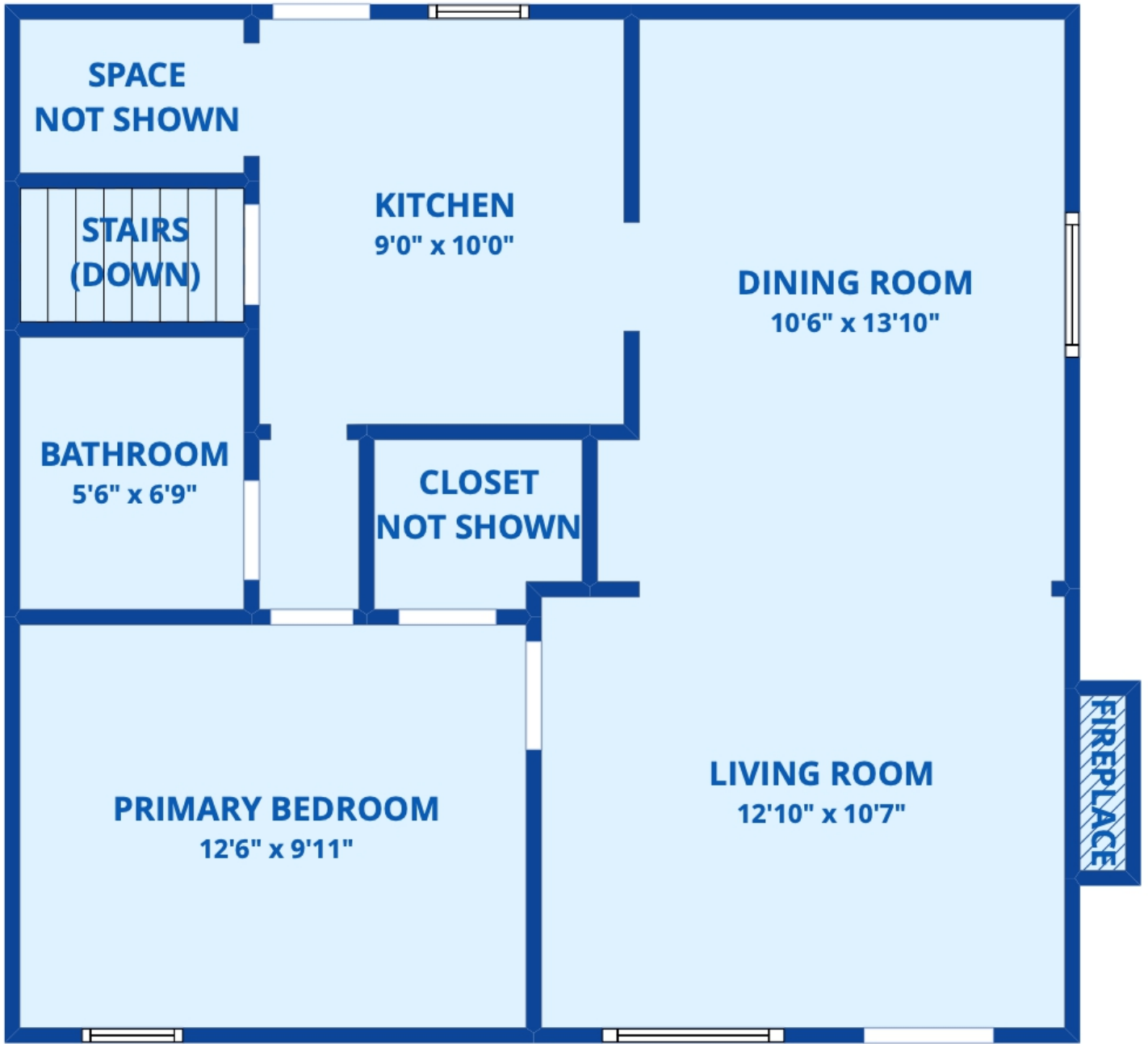
To view this property in person or virtually, please visit our website at: <https://www.coloradorpm.com/available-rental-properties-denver-fort-collins/>. The accuracy of this ad and current availability of this property can only be verified by visiting our website. All other outside sources should be deemed unreliable.

For questions and more information, please email [LC@coloradorpm.com](mailto:LC@coloradorpm.com)



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All dimensions are approximate and subject to independent verification.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.

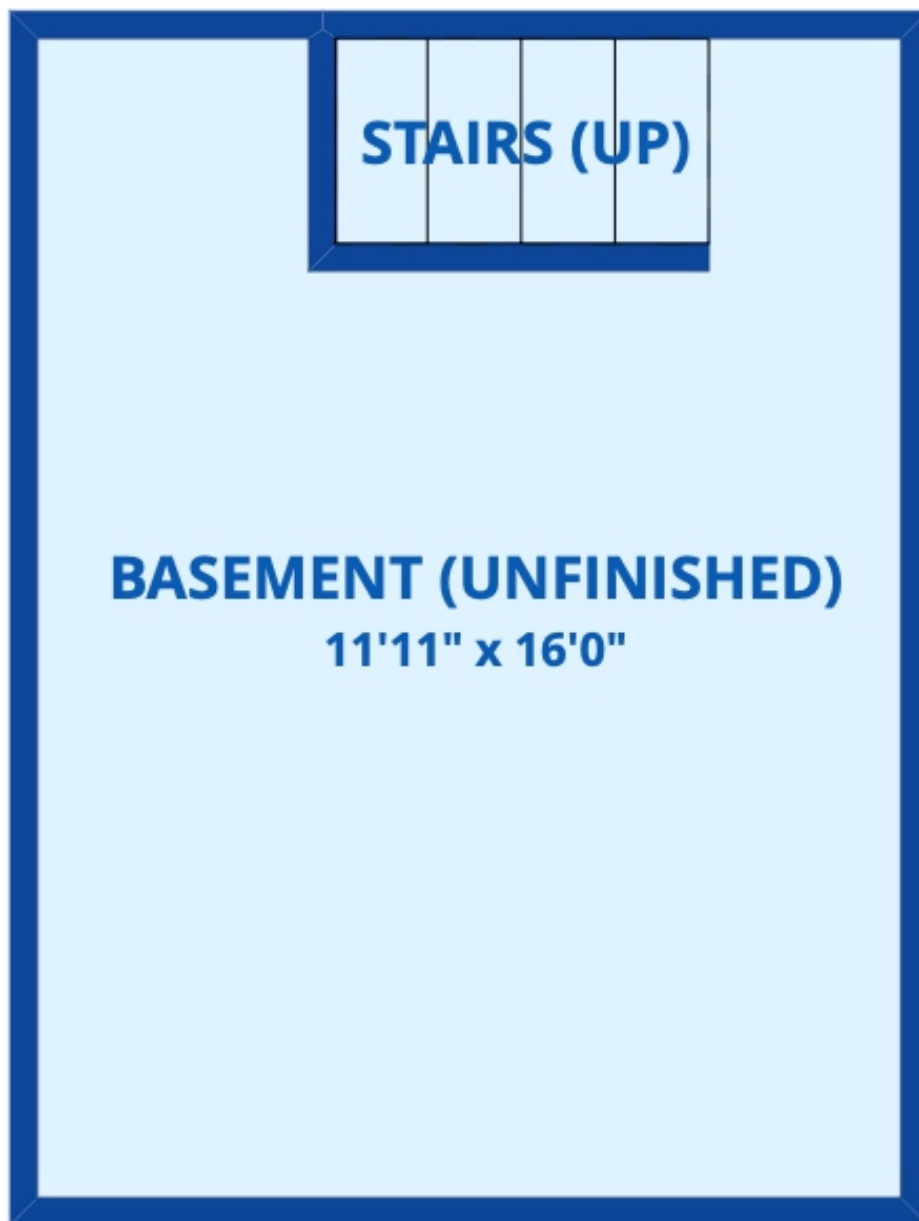


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