


 Single Family  770 SQFT

## PROPERTY DETAILS

VIRTUAL TOUR:

<https://vrtourhosts.com/listing/36246>

Located in the booming, highly desired West Colfax. This unit is completely updated! The kitchen boasts of like-new granite counters, premium flooring throughout, a designer bath, and on-site laundry. Three bedrooms in this unit provide all the space you need! A storage unit is available for an additional \$50/month. Great location two blocks to light rail, adjacent green belt, and bike trails! Easy access to Sloan's Lake, restaurants, shopping. Parks & playgrounds, frisbee Golf Courses, Community gardens are all outside your door.

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.



**Taylor Haas**

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



Scan code  
for more  
property  
details



Things to know about this property:

- \*No smoking.
- \*Renter's insurance is required.
- \*Tenant is responsible for utilities. The tenant will pay a \$50 flat monthly rate for gas, water, sewer, trash, lawn care, and snow removal. Electric is paid separately by the resident.
- \*Maximum of two indoor pets. No cats, small dogs only. (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.
- \*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 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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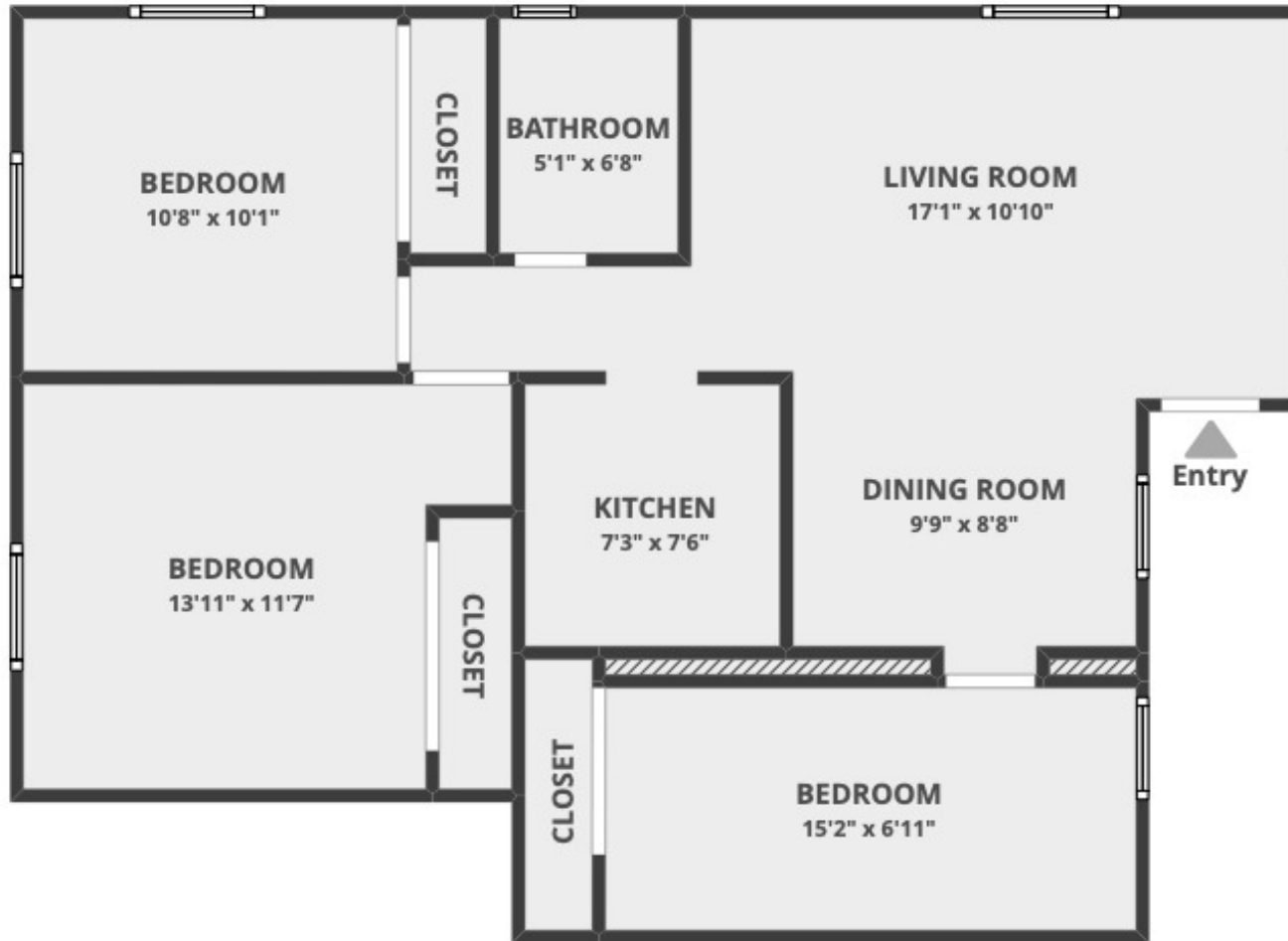
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1260 Wolff Street, Denver, CO 80204 – Main Level



All dimensions are approximate and subject to independent verification

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



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