

## PROPERTY DETAILS

Adorable 2 bed, 1 bath home with lots of character. Enter into an amazing living room with abundant windows letting in lots of light. With beautiful floors and paint, this home is perfectly move-in ready! In the kitchen, you find fabulous updated counters and all major appliances, and a cozy dining area. There is a dedicated laundry room with the washer and dryer. The bathroom features an updated shower and tub. Ceiling fan in the living room and the second bedroom offers a wall AC unit. The first bedroom may be ideal for a study or home office as it provides direct access to the second bedroom. The backyard is large and features a shed for storage and an area for gardening. The extra large front yard provides a mature tree that offers beautiful shade during the summer, and a long 2-car driveway with room to spare.

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

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-denver>

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for more  
property  
details



Things to know about this property:

- \*No smoking.
- \*Renter's insurance is required.
- \*Tenant is responsible for utilities.
- \*Maximum of two indoor dogs under 25 lbs. No cats. (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.



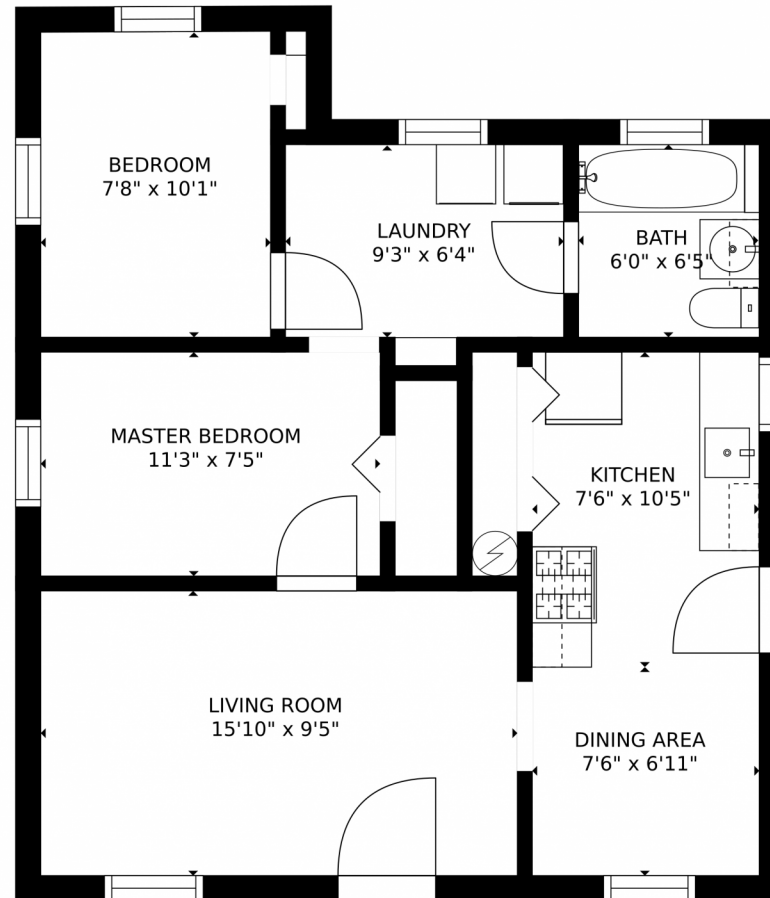
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# 1340 Iola Street, Aurora, CO 80010 – Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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