



Single Family  
 3 Beds  
 1 Baths  
 1 Car

## PROPERTY DETAILS

This adorable one story ranch has been refreshed from top to bottom! This home boasts a gorgeous kitchen, polished hardwood flooring, updated bathrooms with modern light fixtures, stainless steel appliances, and a giant front and back yard. Dedicated laundry space with a washer and dryer included! 1-car attached garage and 2-car driveway are a plus! Minutes to the bus stop, light rail station, library, rec center and stores. Easy access to highway 36 towards Boulder, 270 East, 76 East, I-25 South and North bound and I-70 East and West bound.

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:

- \*No smoking.
- \*Renter's insurance is required.



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- \*Tenant is responsible for all utilities.
- \*NO PETS AT THIS PROPERTY.
- \*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.

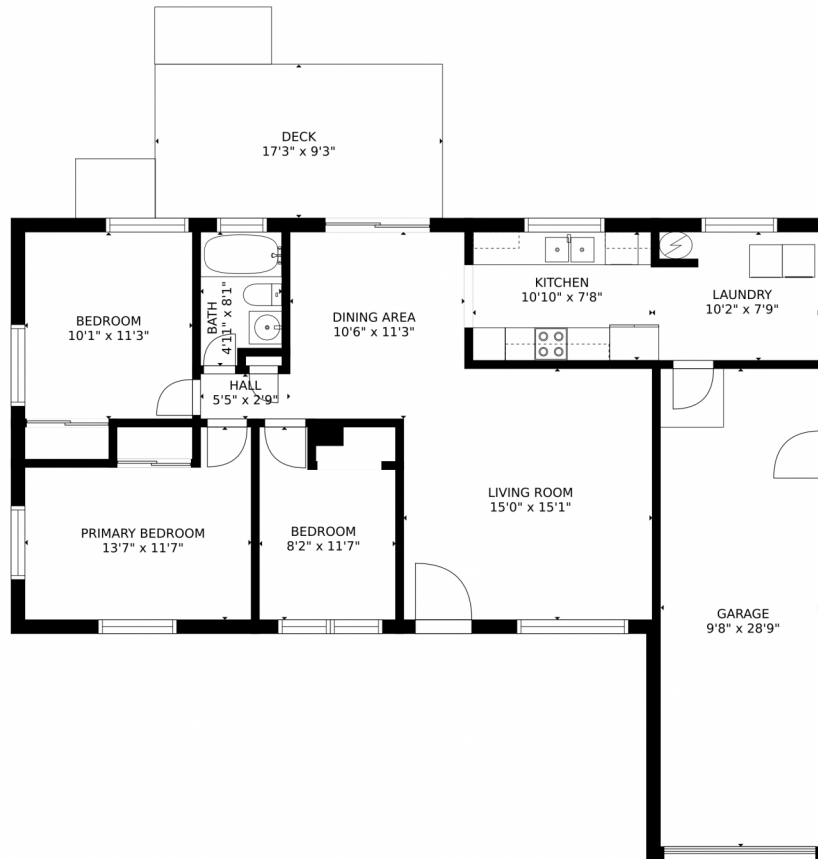
To view this property in person or virtually, please visit our website at: <https://www.coloradorpm.com/available-rental-properties-denver-fort-collins/>. The accuracy of this ad and current availability of this property can only be verified by visiting our website. All other outside sources should be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

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



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Estimated areas  
GLA FLOOR 1: 1073 sq. ft, excluded 483 sq. ft  
Total GLA 1073 sq. ft, total scanned area 1556 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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