

RENTAL CRITERIA MUST BE MET BY ALL APPLICANTS

Team Lassen strongly supports all applicable Federal and Colorado Fair Housing Laws in both spirit and practice. All policies set forth below are strictly adhered to without regard to any applicant's race, color, religion, sex, national origin, handicap, familial status or elderliness. Guidelines for acceptance of a lease agreement for all applicants are outlined below.

Credit History- The first step in the application process is a credit report which will be processed on each applicant. The credit report will be part of a scoring model. Approval will be based on the indicators of future rent payment performance. A positive credit score must be obtained for the approval process to continue. If applicant takes exception with the credit findings, he/she is responsible for contacting the credit bureau.

Income- Applicant(s) must have a verifiable source of income that when combined the gross amount is equal to a minimum of 3.00 times the monthly rent. If retired or self-employed applicant must provide other sources of verifiable regular monthly income, (for example: investments, trust funds, child support, alimony, etc.) that cover 3.00 times the monthly income sources; or cover the entire amount of the lease term (for example: savings accounts).

Employment- When applying, it is the obligation of the applicant(s) to provide proof of employment through a copy of three (3) most current paycheck stubs; or if self-employed the previous year's tax return or W-2; or job offer letter stating the start date and salary on company letterhead. A co-signer will not be accepted in lieu of income.

Rental History- Applicants must provide at least six (6) months of verifiable rental and/or payment history within the last two (2) years from a landlord, apartment community or mortgage company, (including a prompt payment record and compliance with all community/home policies). Acceptable rental/payment history would include no more than two (2) late payments or returned checks per year of residency. Reference information from family members or friends will not be considered.

Conditional Approval- Additional Deposits equal to two (2) month's rent will be required.

Criminal Background Check- A criminal background check will be used as part of the qualifying criteria at all Team Lassen rental properties.

Corporate Leases- An application can be submitted in the name of a company as long as the business entity has a valid Federal Tax ID number that is verifiable by the appropriate State. A credit report will be assessed to determine the company's ability to make timely payments of rent. The company must provide a minimum of three (3) trade references that will be verified. A larger application fee or deposit may be required.

Automatic Denial for Residency- an Applicant will automatically be denied for the following reasons:

- Falsification of any information on the Rental Application
- Credit score in the "Decline" range
- Anyone currently in the process of filing a bankruptcy
- Having been evicted by a previous landlord for cause
- Any unresolved debt owed to a landlord/mortgage holder (unless paid prior to rental application)
- Applicants who have charges against them for one or more criminal offenses involving violence, sexual offenses, drug-related activity, injury to a person or damage to property, including, without limitation, homicide, battery and assault, possession or sale of an illegal substance, burglary, theft, illegal possession or sale of weapons.
- Applicant(s) who have been convicted, pleaded guilty or no contest to one or more of such criminal offenses.