



1417 Potter Drive, Suite 105
Colorado Springs, CO 80909
Tel 719-694-0187 Fax 866-641-4558
www.accmgt.com

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Application Screening Criteria/Disclosure

1. **Application:** Application Fee \$45/application* and must be included at the time of application submission. All Applicants, over eighteen (18) years of age, who will be residing in the Premises, must complete a separate application. Applications for all individuals in your group must be received before we start the review process. We will not accept incomplete applications.

*** Portable Tenant Screening Reports (PTSR) 1) Applicant has the right to provide Equity Colorado, Inc with a PTSR that is not more than 60 days old, as defined in § 38-12-902(2.5), Colorado Revised Statutes; and 2) if Applicant provides Equity Colorado, Inc with a PTSR, Equity Colorado, Inc is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for Equity Colorado, Inc to access or use the PTSR.**

Please don't apply online if you are in possession of a portable screening report. Reach out to us at (719) 694-0187 to supply the information.

If Applicant provides Equity Colorado, Inc. with a PTSR:

a) the PTSR must be available to Equity Colorado, Inc. b) the PTSR must comply with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency; and c) Applicant certifies that there has not been a material change in the information in the PTSR, including the Applicant's name, address, bankruptcy status, criminal history, or eviction history, since the PTSR was generated. Notwithstanding the submission of a portable tenant screening report, Equity Colorado Inc. reserves the right to obtain and review its own tenant screening report, which shall be conducted at no cost to the applicant.

**** If the applicant is applying with a housing subsidy, the PTSR is not required to include credit history, credit scores, or adverse credit events.***

The PTSR **Must** include all of the following:

- a) Name
- b) Contact Information
- c) Verification of Employment & Income

- d) Last Known Address
 - e) For each jurisdiction indicated in the consumer report as a prior residence of the prospective tenant, regardless of whether the residence is reported by the prospective tenant or by the consumer reporting agency preparing the consumer report:
 - I. A rental credit history report for the prospective tenant that complies with section 38-12-904 (1)(a) concerning a landlord's consideration of a prospective tenant's rental history; and
 - II. A criminal History record check for all federal, state, and local convictions of the prospective tenant that complies with section 38-12-904 (1)(b) concerning a landlord's consideration of a prospective tenant's arrest records.
2. **Photo ID:** You are required to provide a copy of a valid form of identification.
 3. **Sufficient Income/resources:** We require applicants' combined gross household income be at least two (2) times the monthly rental amount. For an applicant receiving subsidy income, gross income must be at least two (2) times the applicant's portion.

Some examples of Proof of income:

- a. Pay stubs (2 most recent)
 - b. Most Recent W-2's, 1099's, or IRS tax returns
 - c. Disability income must include a copy of the award letter
 - d. If Self Employed, must provide most recent IRS Tax Return
 - e. 6 months' worth of most recent bank statements may be supplied in certain circumstances such as self-employment, gig economy worker, etc.
 - f. Letter from current employer listing current amount paid, hire date, type of employment
 - g. For Housing, VA or other voucher programs, the amount of assistance will be considered part of your monthly income for purposes of figuring the proportion
 - h. Child support or spousal support must be verified through a registry.
4. **Rental history verifiable from unbiased sources:** Must provide 3 years of residential history as well as current contact information for your rental references. It is your responsibility to provide us with the information necessary to allow us to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history.
 5. **Credit Requirements:** A credit score of 550 or above is required for all applicants. Our company reviews the items listed in a credit report to assess the applicant's ability to pay rent. Outstanding collections, evictions, bankruptcy, repossession, liens, judgments, or other negative credit items may result in denial or additional deposits being required by the owner up to a maximum of 2 times the monthly rent amount. Negative credit 7 years old and older cannot be a reason for denial. For an applicant receiving subsidy income, your credit score will not be considered. **Housing Subsidy** means any portion of a rental payment that is derived from a public or private assistance, grant or loan

program and is paid by the program directly, indirectly or on behalf of a tenant to a landlord.

6. **All Applicants must qualify:** All applicants must individually meet all rental criteria.
7. **Criminal History:** Applicants with violent criminal charges, methamphetamine charges, convicted sex offenders who are registered or under consideration for the registration as a sexual offender will result in denial. Any other criminal charges 5 years or older cannot be a reason for denial. Arrests alone are not grounds for denial.
8. **Your application is subject to denial if:**
 - a. You make any derogatory statement and/or show combative behavior at any time during the process.
 - b. You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement can be terminated.
 - c. Previous landlords report significant complaint levels of noncompliance activity including but not limited to:
 - i. Repeated disturbance of the neighbor's peaceful enjoyment of the area.
 - ii. Damage to the property beyond normal wear caused by you or your pets.
 - iii. Allowing persons not on the lease/rental agreement to reside on the premises.
 - iv. Failure to give proper notice when vacating the premises.
 - v. Previous landlords would be disinclined to rent to you again for any reason pertaining to the behavior of yourself, your pets, or others allowed on the property during your tenancy.
8. **Animals-Pets:** The property owner has the sole discretion in accepting or declining a pet. No more than 1 animal is ever allowed. We do require a \$300 refundable pet deposit due at the time of lease signing, and a monthly non-refundable Pet Rent of \$35. In general, pets under 12 months of age (puppies and kittens) are not permitted. None of the breeds, or any mix of them, listed below are permitted at the properties managed by Equity Colorado, Inc. Dogs that are not normally allowed on the premises by landlord/owners: American Bully, American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier and American Bulldog, Rottweiler, Doberman Pinscher, Mastiff, Bullmastiff, Chow, Akita, Wolf/hybrid, Dingo/hybrid. Other breeds of dogs will be accepted on a case-by-case basis. Picture of pet will be required. For Assistance Animals, we follow HUD Guidelines.
9. **Application Processing:** Applications will only be reviewed once all required items such as photo id, income proof, and fully completed application are received for all applicants in a household group. Applications can take two-three (2-3) business days or longer to process, depending on rental history verification, and access to owners for approval.
10. **Multiple Applications:** We accept simultaneous applications on properties with disclosure to each applicant. It is the prospective tenants' choice to run in competition or not. In the event Landlord has one or more application(s) sufficiently

processed to reasonably believe it will be completed and accepted before any newly received application will be completed and Landlord receives subsequent application(s), Landlord may, in its discretion, delay processing of any such subsequent application(s) until the in-process application(s) is completed. We will continue to market and make a property available to other applicants until we have a signed lease and all required funds in hand, regardless of any approved applications.

11. **Personal inspection:** Equity Colorado, Inc. strongly advises that all applicants visually inspect the property prior to submitting an application. While we make every effort to accurately represent all properties, occasionally mistakes are made in marketing material, and new photos or videos are not taken every time a property comes available. It is the applicant's responsibility to verify the property is suitable for applicant's needs prior to submitting an application, and neither Equity Colorado, Inc. nor the Landlord shall be responsible for any misunderstandings, misstatements, or any other matter that would have reasonably been discovered had applicant thoroughly inspected the property. Sight unseen applications are accepted, although not encouraged.
12. **Upon Acceptance:** If you are accepted, you will be required to sign the necessary Colorado Radon Disclosure, Price Disclosure, rental lease agreement and addendums, as well as pay the security deposit within 24 hours to secure the property. You will agree to abide by the rules of the rental property landlord/owner as well as Homeowner's Association, if applicable. The security deposit, and pet deposit, if applicable, and 1st month's rent will be required via **certified funds** upon signing the lease.
 - Colorado Senate Bill (SB23-206) went in effect August 7, 2023, which requires all landlords to provide any known status of radon testing or mitigation system information to you in writing prior to you signing a lease.
 - Colorado House Bill HB-1090, which took effect January 1, 2026, requires all landlords to fully disclose the total cost of renting a unit. The law prohibits deceptive or "drip pricing" practices and mandates that landlords present one clear, total price that includes all mandatory fees a tenant must pay. This includes charges such as amenities, parking, service fees, and other required costs.