



510 East 51st Avenue, Suite #100 Denver, CO 80216
(303) 756-3300 | www.deerwoods.com

6/22/21

APPLICATION POLICY:

- Application fee of \$45 per applicant
- All prospective tenants over the age of 18 must apply to qualify.
- Official and valid ID required
- All adults living at the property must be on the lease

Qualified forms of Proof of Income: *Form must contain applicant's name(s)*:

- Minimum of 1 and 1/2 month of paystubs no older than 5 weeks, if unavailable supplements listed below:
 - Bank statement showing tenant has 6 months' worth of rent. Must show date and full name.
 - Verifiable offer letter that includes start date, hourly rate or salary and frequency.
 - Verifiable employment letter that includes length of employment, hourly rate/salary and frequency and form of payment.
 - 6 most recent bank statements showing all incoming deposits that equal 2.5 times the amount of the rent.
- Cosigner – for supplemental income only, income must meet 5x the rent amount.
- Social Security – approval letter with name and monthly amount and bank statement.
- Child support – approval letter with name and monthly amount.
- Disability – approval notice with name and monthly/weekly amount.
- Business owner - need copy of last year's taxes and 6 months of bank statements showing deposits.
- Student Loans or Educational grant award money overage for living expenses and/or housing allowance with written proof the amount can be used for off-site housing from admissions counselor.



510 East 51st Avenue, Suite #100 Denver, CO 80216
(303) 756-3300 | www.deerwoods.com

- Other sources of verifiable income

Viewing of Property is Required

- Required to view unit, similar unit, or provided video tour of unit before applying.
- Via physical showing by applicant, friend, family member or video call showing by agent if prospective tenant is out of state.
- Site-Unseen applications are acceptable, with conditions:
 - Some properties are excluded at owner's discretion.
 - Condition: If unit has a wait-list we may not allow.
 - Security deposit is non-refundable if applicant is not satisfied when physically viewed.

Eligibility Requirements:

- Household gross income is two-and-a-half times (2.5x) the amount of monthly rent.
- No housing collections or evictions (filled or physical). Paid collections and evictions may be accepted with passing rental verification and receipt or verifiable letter.
- No open bankruptcies, bankruptcy must be "Discharged".
- No felonies or ANY violent crime (including assault or domestic violence) within the last 5 years.
- No meth & amphetamine, homicide, or stalking related offenses regardless of time.
- No prior or current registered sex offenders.

Single Family Homes

- All applicants must have a credit score of 675 or higher to qualify, if credit requirements are not met, an additional fee to the security deposit may be considered after further deliberation.
- Each additional adult over 18 added to the lease will be charged an additional fee of \$1000 added to the security deposit.



510 East 51st Avenue, Suite #100 Denver, CO 80216
(303) 756-3300 | www.deerwoods.com

Credit and Background Check:

- More than 7 items in collections will require a rental verification.
- Credit of 550 and under will require a rental verification and may be disqualified.

Failed Rental Verification (any of the following)

- More than 3 late payments or NSF
- Balance owed to a prior property management company or housing entity.
- Combination of any 2 of the following:
 - Did not disclose pet
 - Answered “No” to “Would you rent again?”
 - Lease Violation
 - Failure to provide notice to vacate

Pet Policy:

Not all properties accept pets; please confirm pets are accepted at the property you are interested in

- 1 small dog/cat under 25 lbs (Exceptions may apply to single family homes or choice properties)
- \$250 pet fee, non-refundable
- \$25/mo pet rent
- Pet Licensing information will be required for Denver residence per county ordinances
- Breed restrictions: Pit Bulls & Staffordshire Terriers, Doberman Pinschers, Rottweilers, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, German Shepherds, Siberian Huskies, Wolf-hybrids, Or a mix of any of the above



510 East 51st Avenue, Suite #100 Denver, CO 80216
(303) 756-3300 | www.deerwoods.com

- Service animals and Emotional support animals are allowed at any property with verifiable doctors note

Inability to Approve Credit

Inability to Approve Credit will result in an increase in deposit amount (3 times the rent of the unit that was applied for)