

Features include:

- Bedrooms - 1
- Bathrooms (full) - 1
- Square Feet - 600 sq. ft.
- Lot Size - 1 acres



6920 Shadow Lawn Dr Colorado Springs, CO 80908

Furnished Apartment in Black Forest! Your Horse is Welcome Too!

\$1,800



(A PDF copy of all requirements and qualification information can be found under the Documents tab of this website.)

— Application Process and Qualification Standards —
Thank you for your interest in renting one of our homes! Below is a detailed explanation of our application process as well as our standards for qualification. Applications containing false information will immediately be disqualified. Application: Each person over the age of 18 who will be living in the home must complete and submit a separate application and processing fee. In order to qualify, each person must meet or exceed the minimum standards for qualification. Incomplete applications will not be processed. Applications containing false information will immediately be disqualified. Please expect 1-3 days for the application process. Processing the Application will include direct contact with employers, current landlord, previous landlord, friends, personal and professional references, law enforcement agencies, government agencies, consumer reporting agencies, public records, eviction records, and any other sources that may be deemed necessary. A consumer report will be used in the processing of all applications. Should the Applicant be denied or face other adverse action based on information received in the consumer report, the Applicant has a right to obtain a free copy of the consumer report, and to dispute the accuracy of the information it contains by contacting: Fidelity Screening Solutions, LLC, 4024 Clinton St, Suite 2, Westerville, OH 43081. Phone: 888-877-8501.

Deposit to Hold-After approval, if tenant will not be taking occupancy with 24 hours, a non-refundable Deposit to Hold in the amount equal to one month's rent will be required within 24 hours to hold the property until a mutually agreed upon move-in date. The maximum amount of time a rental will be held is 14 days. After all move-in requirements have been met and a lease for the property is completed, the Deposit to Hold will transfer to the security deposit to be held throughout the tenant's entire tenancy. If the Prospective Tenant fails to provide the Deposit to Hold within 24 hours of approval, the home will be offered to the next qualified applicant. Should the Applicant elect to pay the Deposit to Hold with their application prior to processing, the Deposit to Hold will be refunded in full within 14 days if they fail to qualify.

Move-In Requirements-After approval and before occupancy will be granted. Prospective Tenant must supply all the required move-in funds, including security deposit, first month's rent, and any other additional deposits and fees, all tenant paid utilities must be transferred into Prospective Tenant's name, and a lease must be executed by all parties.

Qualification Standards-Applicants who do not meet minimum standards will not be approved.

Applicant must have current photo identification and a valid social security number.

Applicant's monthly household income must exceed two times the rent. All income must be from a verifiable source. Unverifiable income will not be considered.

Applicants must receive positive references from all previous landlords for the previous 3 years.

Applicants may not have any evictions or rental judgments from previous landlords.

Applicant must exhibit a responsible financial life. Credit score must be a minimum of 600.

A background check will be conducted on all applicants over 18. Applicant's background must exhibit a pattern of responsibility.

Applicant must be a non-smoker.

No cats.

One dog is permitted.

At landlord's discretion, compensating factors such as an additional security deposit or co-signer (guarantor) may be required for qualification if Applicant fails to meet any one of the above requirements. In the event of multiple applicants, tenancy will be granted to the most qualified, based on the above criteria.

Rent Amount: \$1800 per month. Security Deposit: \$1800. Security Deposit and first month's rent must be in good funds. All utilities are included in the rent.

Lease: Minimum 1 year. Home available in September.

Non-Refundable Application Fee: \$20.00 per person. No cats. Non-refundable pet deposit required.

If you are interested in applying to rent this home and can comply with the list of Qualification Standards, send me an email with your phone number and I will call you to answer any questions and send you an application.

Sincerely,
Coleman Jarrell, Property Manager
Priority Home Realty Group
GRI, ABR, MA, SRES
colemanj@priority-home.com
719.330.1799



Coleman Jarrell

Agent

Priority Home Realty Group, Inc

7230 Cotton Dr, Colorado Springs, CO 80923

Cell:719-330-1799

colemanj@priority-home.com

http://6920ShadowLawn.com

