



Seller's Broker Realty, Inc.
3510 Austin Bluffs Parkway, Suite 2
Colorado Springs, CO 80918
(719)266-9816

APPLICANT DISCLOSURE

Please be sure to contact our office to confirm that the rental you're applying for is still available.

Applicants are accepted on a first come, first served basis. An application will be either approved or denied before any other applications will be processed.

Application fees are only refundable if we did not process your credit and background check.

Please also note that we will need each adult (18+) intending to occupy this home to complete their own application. Our application fee is \$50 per adult, and must be paid when application is submitted, or it will not be processed until the fee is received.

Please be prepared to provide a copy of a valid form of identification and proof of income. We require 3 years of residential history as well as contact information for your rental references.

Sellers Broker Realty, Inc. is a dedicated fair housing provider and will assist all persons without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, ancestry, or any other protected class as defined by state and federal fair housing laws.

Applicant agrees that all credit information maintained by owner or agent may be given to any credit reporting service or other agencies authorized to obtain it. When processing an application, we check credit, background, employment/income, and landlord references. We reserve the right to decline an application or to require additional deposit if negative conditions are identified during the screening process.

All applicants agree to complete Pet Screening located at: <https://sellersbrokerrealty.petscreening.com/>

Probable Disqualifications:

- Income below 2 times the rental rate
 - A credit score below 600
 - A Credit history indicating consistent and willful late payments to creditors
 - The inability to pay the full security deposit up front
 - Past evictions
 - Collections for rent or utility companies, including telephone
 - Bad rental references
 - Bankruptcy that hasn't been discharged
 - Previous bankruptcy with interim negative debt
 - Felonies (violent crime, property crime, sexual crime, or domestic violence)
 - False information on rental application
-
- **A prospective tenant has the right to provide to the landlord a portable tenant screening report, as defined in section 38-12-902(2.5), Colorado Revised Statutes; and**
 - **If a prospective tenant provides the landlord with a portable tenant screening report, the landlord is prohibited from:**
 - **Charging the prospective tenant a rental application fee; or**
 - **Charging the prospective tenant a fee for the landlord to access or use the portable tenant screening report.**

The Probable Disqualification list above represents some (not all) of the reasons that an application might be declined.