

Caltierra Enterprises, LLC

Rental Information & Application Instructions

Caltierra Enterprises, LLC will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, or ancestry.

1. A separate application is required for **each applicant** over the age of eighteen (excluding dependent children) who intends to reside in the property. This guarantees our compliance with federal, state and local Fair Housing laws.
2. Applicants **must** view the inside of the property before their application will be processed. Exceptions *may* be made if the applicant has a family member or friend view the property.
3. We require **all** applicants to register at Pet Screening, Inc., a third-party pet screening and assistance animal validation provider. There is no charge unless you have a pet. There is a \$20 charge to register your first pet and \$15 for subsequent pets. Use this link to register: <https://caltierra.petscreening.com>
Note: *We do not accept vicious or attack-trained dogs. Pets, if they are cats and/or dogs should be neutered or spayed. No snakes or other reptiles and no birds!*
 - a. Applicants who do not have pets will be asked to affirm that they understand our pet policies.
 - b. Applicants with pets will provide profiles of their pets, which we use to qualify them for occupancy. The pets' age, breed, sex, current licensing, shots and photos will be a part of each pet's profile. Applicants will have access to these profiles for one year (unless renewed) and can share this centralized pet information with whomever they wish, including veterinarians, pet groomers, dog walkers, pet friendly hotels, etc.
 - c. Applicants requesting a special accommodation for an assistance animal will be asked to substantiate their need for the animal. We do not accept documentation from online companies that simply charge a fee to issue paperwork, but do not actually evaluate the need for an emotional support animal. ***Note: It is against the law to intentionally misrepresent a need for an assistance animal under Colorado Revised Statutes §18-13-107.3 and you may be prosecuted for such misrepresentation.***
4. Applicants are **not** accepted on a "first-come, first-served" basis, but on a best-qualified basis.
5. Income Verification: Please provide copies of your pay stubs for the previous 60 days or a letter from your employer on company letterhead to verify income. If you are self-employed, you will be required to verify your income with copies of tax returns, 1099s and/or other relevant data. If you have other income you would like us to consider in qualifying your application (such as Social Security benefits, Retirement or Pension benefits, Alimony or Child Support, Disability payments, Savings & Investment income, etc.), please provide verification of such other income.
6. Any false statements or deliberate misrepresentation of facts will automatically disqualify the application.
7. Growing, cultivation, smoking, cooking, raising or dispensing of marijuana is strictly prohibited.
8. Applicants must not have a felony record that was adjudicated guilty or had adjudication withheld for the past five (5) years; however, time limits are waived for **anyone found on a terrorist watch list or anyone with a felony conviction for any crimes related to homicide, manslaughter, stalking, sex offenses requiring registration, and/or manufacturing and distribution of a controlled substance**. These will be grounds for denial. Current or pending felony indictments will also be grounds for denial. We will assess applicants' criminal history on an individual basis. Our goal is to treat all applicants fairly and ensure they have equal opportunities for housing.

9. **Incomplete applications will not be processed.** Please fill in all spaces and answer all questions as fully as possible (*more information is better than less*).
10. Properties will continue to be shown and applications accepted until a rental contract is signed and an amount equal to twice the monthly rent has been received.

Caltierra Enterprises, LLC believes that our tenants are our greatest assets. We have rented to hundreds of tenants since 1986. We offer well-maintained houses for long-term occupancy to people who wish to take our houses and make them their homes. Our typical tenants rent for multiple years (our longest tenancy was just under 24 years) and we have never had a tenant forced to move because of a foreclosure. We offer discounted rent to tenants who are willing to take on the responsibility for the minor maintenance that comes from living in a home. If what we offer appeals to you and you meet our qualifying criteria (listed below), we invite you to apply to rent this property.

Our Qualifying Criteria –

1. Income should be 2 to 3 times the monthly rent
2. Stable employment & income
3. Positive rental history (and/or mortgage payment history)

I acknowledge that I have read and understand all of the above.

Applicant's signature

Date