



## **PORTABLE TENANT SCREENING DISCLOSURE**

**COLORADO HB23-1099 DISCLOSURE: PROSPECTIVE TENANTS HAVE THE RIGHT TO PROVIDE TO THOUSAND HILLS PROPERTIES A PORTABLE TENANT SCREENING REPORT, AS DEFINED IN SECTION 38-12-902 (2.5), COLORADO REVISED STATUTES; AND IF THE PROSPECTIVE TENANT PROVIDES THOUSAND HILLS PROPERTIES WITH A PORTABLE TENANT SCREENING REPORT, THOUSAND HILLS PROPERTIES IS PROHIBITED FROM: 1) CHARGING THE PROSPECTIVE TENANT A RENTAL APPLICATION FEE OR 2) CHARGING THE PROSPECTIVE TENANT A FEE FOR THE LANDLORD TO ACCESS OR USE THE PORTABLE TENANT SCREENING REPORT.**

**While Thousand Hills Properties does accept compliant portable screening reports as defined by HB23-1099, which would result in an application fee refund, we do still require that all tenants complete our application. If a compliant portable report is provided and e-mailed to [office@thousandhillsproperties.com](mailto:office@thousandhillsproperties.com), we will issue an application fee refund after submittal of your application.**