

2026: Pre-Leasing: PRICE LIST & FACT SHEET

Fountain Ridge Investments: Fact Sheet, Prices & How to Apply
Land Line: 303-823-5677 (no texting); Text Message: 720-310-5648
Updated: 5/1/2026 (Price/Availability subject to change without notice)
VISIT OUR WEBSITE: www.fri-rentals.com

HOW TO APPLY: Rental Applications can be downloaded from our website; also available at our showings).

1. Telephone: Landline: 303-823-5677 (No texting: you may reach a live person or answering machine).
2. Text: 720-310-5648 Google Voice: Text message only; Do not leave voice mail
3. Website: Visit: www.fri-rentals.com to review and download leasing documents
4. Showings: Scheduled in advance; Showings require 24 hr. notification of current residents.
5. Rental Application Fee: \$42 per person (e.g., 3 residents = \$126.00) (bank check or money order; no cash)
6. Reference Check: Rental Applications: Submit Applications, Fee, and copies of government issued identification.
7. Payments made to: Fountain Ridge Investments or by direct deposit (ask for details about direct deposit of rents)
8. Lease Signings: Earnest Money Deposit (becomes the Security Deposit) is required at the lease signing (equal to 1x monthly rent)
9. The EMD must be a Cashier's Check (no personal bank checks, money orders, or cash accepted)
10. Changes to the lease once signed are subject to an Administrative Fee of \$250.00 (per change)
11. Due and payable on the 25th of month prior to month applied; rent is late if not received by 5 p.m. on 1st of month.
12. Applications can be dropped off at our office (north side of 914 Marine: Blue Door, Office mail slot).
13. Lease terms: 3 x monthly rent: First, Last & Damage (Security Deposit)

\$PRICES/POLICIES

Address	Available Date	\$Rent Estimate*	# Persons	# Bath # BedRm	#Sqft	ALL UNITS NON-SMOKING NO PETS ALLOWED
333Canyon #A	8/18/26	\$2490.00	3 Max	1 Bath 3BR	900	Rental License City of Boulder; Smart Regs Compliant; DW/WD
333Canyon #B	8/18/26	\$2790.00	3 Max	1 Bath 2BR + Loft	1200	Rental License City of Boulder; Smart Regs Compliant; DW/WD
335Canyon #A	8/18/26	\$2690.00	3 Max	1 ¼ Bath 2BR + Loft	1050	Rental License City of Boulder; Smart Regs Compliant; DW/WD
335Canyon #B	8/18/26	\$2695.00	3 Max	1 ¼ Bath 2BR + Loft	1050	Rental License City of Boulder; Smart Regs Compliant; DW
833-7 Marine	8/18/26	\$3990.00	4 Max	4 BR 2 Kitchens 2 Baths	1650	Rental License City of Boulder; Smart Regs Compliant; WD shared with downstairs
912 Marine	8/18/26	\$2590.00	2 Max	1 Bath 2BR	850	Rental License City of Boulder; Smart Regs Compliant; WD
914 Marine	RENTED	\$3590.00	3 Max	1 ½ Bath 3BR	1250	Rental License City of Boulder; Smart Regs Compliant; DW/WD

TERSMS; AMENITIES; SERVICES	
LEASE TERM: 6-12 Months (depends on lease terms)	Subleases during the term of the lease are not allowed
First, Last, Damage: 3 x monthly rent	EMD (Security Deposit) = 1 times monthly rent
Walk to Downtown and Campus; Close to Mt. Parks and Trails; Close to Lolita's; Access to Bus Routes; Gas Heat & Electric Stoves; Assigned Off-street Parking	RENT DOES NOT INCLUDE UTILITIES. Residents must have renters' insurance. Water/Sewer; Recycling; Composting; Basic Trash Service FEES: Residents pay for snow removal from City of Boulder sidewalks; Tenant pays for appliance repairs
OCCUPANCY: Zoned for 4-nonrelated persons (see Lease Limits above). NO SMOKING: No open flames, candles, incense, or smoking of any kind permitted on or within property.	Residents pay for internet, cable, phone, gas, electricity. NO PETS OF ANY KIND ALLOWED; ESA Fair Housing: See Colorado House Bill 16-1426 Rental Application Fee: \$42/per person (Credit Check)
Water restrictions may apply	NO OPEN FLAME OUTDOOR GRILLS PERMITTED

Fountain Ridge Investments, P.O. Box 889, Lyons, Colorado 80540. All information contained in this fact sheet and on our website is considered valid, but is subject to change without notice. Terms and conditions of individual leases may vary. Lease Renewal requests must be submitted to Landlord in writing according to terms of current leases regarding deadlines. Landlord reserves the right not to renew current leases without cause.