



5801 Logan Street, Suite #200 Denver, CO 80216
(303) 756-3300 | www.deerwoods.com

01/05/2024

APPLICATION POLICY:

- Application fee of \$45 per applicant – Social Security or ITIN # required ● If you provide your own screening report, no application fee will be charged. Otherwise, a \$45 application fee will apply.
- All prospective tenants over the age of 18 must apply to qualify.
- Official and valid ID required.

Qualified forms of Proof of Income: *Form must contain applicant's name(s):

- Minimum of 1 month of paystubs no older than 5 weeks, if unavailable supplements listed below
 - Bank statement showing tenant has 6 months' worth of rent. Must show date and full name
 - Verifiable offer letter that includes start date, hourly rate or salary and frequency
 - Verifiable employment letter that includes length of employment, hourly rate/salary and frequency and form of payment
 - 6 most recent bank statement showing all incoming deposit that equal 2x the amount of the rent
- Cosigner – for supplemental income only, income must meet 5x the rent amount
- Social Security – approval letter with name and monthly amount and bank statement
- Child support – approval letter with name and monthly amount
- Disability – approval notice with name and monthly/weekly amount
- Business owner - need copy of last year's taxes and 6 months of bank statements showing deposits
- Student Loans or Educational grant award money overage for living expenses and/or housing allowance with written proof the amount can be used for off-site housing from admissions counselor.
- Other sources of verifiable income.



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Sight Unseen Disclaimer:

- Individuals who choose to proceed "sight unseen" acknowledge that they are forgoing the opportunity to physically view the property. It is recommended that you consult local regulations and your own judgment regarding the importance of a physical inspection of the unit. It is strongly advised that individuals interested in a "sight unseen" arrangement carefully read and consider this disclaimer before making any decisions. Your understanding and acknowledgment of these terms are important to us.

- Virtual tours are also accepted and are intended to provide a visual overview of the unit.

- Site-Unseen conditions:
 - Some properties are excluded at owner's discretion
 - Condition: If unit has a wait-list we may not allow
- Security deposit is non-refundable if applicant is not satisfied when physically viewed

Eligibility Requirements:

- No housing collections or evictions (filled or physical). Paid collections may be accepted with a receipt or verifiable letter.
- Household gross income (2x) the amount of monthly rent
- No open bankruptcies, bankruptcy must be "discharged"
- No felonies or ANY violent crime (including assault or domestic violence) within the last 5 years
- No meth & amphetamine, arson, homicide, or stalking related offenses regardless of time
- No prior or current registered sex offenders



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Credit and Background Check:

- Applicants will be subjected to the following credit score parameters:
 - If the applicant has a credit score below 550, a guarantor (co-signer) must apply. Applicants without a guarantor, or with a guarantor that holds a disqualifying credit score will be rejected.
 - If an applicant has a credit score above 650 and is applying with an applicant that has a credit score below 550, the applicants must pay 1.5 times the security deposit amount upon approval. If the applicant has a credit score of 550 to 650 OR has no established credit, the applicant must pay 1.5 times the security deposit amount. This will be considered a conditional approval if all other requirements are satisfied.
 - If the applicant has a credit score higher than 650, the applicant will be required to pay the security deposit in full. This will be considered an approved application if all other requirements are satisfied.
- Credit score requirements may vary on property. Please refer to Deerwoods staff or to the property advertisement to verify credit score requirements.
- Applicants will be subjected to a credit analysis and may be required to verify employment if conditions apply.



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Pet Policy:

Not all properties accept pets; please confirm pets are accepted at the property you are interested in

- There would be a pet rent of \$35 per month will be applied to the entire unit, regardless of the number of pets if the property allows pets.
- Pet Licensing information will be required for Denver residence per county ordinances
- Breed restrictions: Pit Bulls & Staffordshire Terriers, Doberman Pinschers, Rottweilers, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, German Shepherds, Siberian Huskies, Wolf-hybrids, Or a mix of any of the above
- Service animals and Emotional support animals are allowed at any property with verifiable doctors note

Fair Housing Disclaimer:

Deerwoods Management LLC abides by fair housing laws. Deerwoods management cannot discriminate on :

- Color
- Race
- Religion
- National Origin
- Familial Status
- Disability or Handicap
- Sex
- Ancestry
- Creed
- Citizenship
- Immigration Status
- Source of Income
- Gender Variance
- Creed
- Marital Status
- Sexual Orientation
- Age (Over 40)
- Parenthood



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Company Policy Disclaimer

Applications submitted will be charged a non refundable fee. This fee is non refundable for any reason. Refunds will not be issued unless applicants provide their own screening reports through a viable source..

Applications are processed on a first come first serve basis. Deerwoods Management will only process a complete application once a party views a unit. Incomplete applications, showings without any of the approved methods above, and declined applications will not be considered.

1 full month's rent is required upon move-in. The prorated rent for the remainder of the month of move-in will be charged on the 1st of the following month.

If an application has been transferred more than three times during the approval process, it will result in the cancellation of the application. It's important to ensure that the application is handled efficiently and within the allowed number of transfers to avoid any issues. If you have any questions or concerns regarding the application process, feel free to ask.