

Thank you for inquiring about rental properties with Property Professionals. If the home, you are applying for currently has an approved application you can be added to our waiting list. **To be added to the waiting** list your application must be completed in full and pre-qualified in advance. Waiting List applicants will be contacted first when new homes become available.

We require an application and all supporting documents to be completed for each adult planning to live in the unit prior to scheduling a showing. **If Applicant does not supply a completed Application, they will not be contacted for a showing.** To complete your application please do so on our website at; <https://www.propertyprosteam.com/roaring-fork-valley-homes-for-rent>

Portable Tenant Screening Reports (PTSR): 1) Applicant has the right to provide Property Professionals with a PTSR that is not more than 30 days old, as defined in § 38-12-902(2.5), Colorado Revised Statutes; and 2) if Applicant provides Property Professionals with a PTSR, Property Professionals is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for Property Professionals to access or use the PTSR.

If Applicant provides Property Professionals with PTSR: a) the PTSR must be available to Property Professionals by a consumer reporting agency/third party website that regularly engages in the business of providing consumer reports; 2) the PTSR must comply with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency; and c) Applicant certifies that there has not been a material change in the information in the PTSR, including the Applicant's name, address, bankruptcy status, criminal history, or eviction history, since the PTSR was generated.

1. Please see the directions attached to your application. Below is a list of all documents you are required to provide prior to being contacted to schedule a showing appointment.
 - a. Each person to occupy the Property, 18 years of age and over, must fill out a **complete** Property Professionals application online. Applicant is required to fill out both pages and sign the first and third page.
 - b. Applicants must have current identification in the form of driver's license, state ID, military ID, or passport.
 - c. Applicants must provide verification of income in the form of; Two most recent pay stubs or most recent years tax returns
 - d. Applicant **will not** pay the application fees until after a viewing has been scheduled and they have been confirmed to proceed with their application. **Applicant will not be contacted by Management for a showing if their application is incomplete.**
2. After full applications have been received the Property Professionals Management Team will contact you to schedule a showing when the home is ready for viewing, in the order **completed** Applications were received.
3. **After viewing the unit and deciding to move forward**, each applicant will need to pay a \$50.00 non-refundable application fee for a rental and employment history verification, as well as a criminal and credit background check.

If Property Professionals approves applicant:

- If approved, to hold a property and refuse other applicants, Property Professionals requires the first month's rent, security deposit, and last month's rent paid in certified funds and the rental agreement signed.
- All people 18 and over must sign the rental agreement and supply a current ID at time of signature. A signature is required of any approved cosigner as well.
- If Property Professionals approves the applicant and the applicant defaults on the requirements of renting a property or fails to respond in a timely manner, Property Professionals reserves the right to deny this application and revoke Lease Agreement with written notice to Applicant.

If Property Professionals denies the applicant:

- Property Professionals will notify applicants of denial as soon as practical in writing.

You can view all of our available or upcoming rentals at; <https://www.propertyprosteam.com/roaring-fork-valley-homes-for-rent>

Feel free to contact us with any questions!