



Application Eligibility Requirements Overview for Prospective Tenants

Below is an overview of the eligibility requirements for applicants to Focus rental properties.* This is not an application. Applications can be found on the property on our website at <https://www.focus-rentals.com/central-park-rentals>. Each resident over the age of 18 must submit a separate rental application. If all of the requirements cannot be met, please do not submit an application because fees for processed applications are non-refundable.

All applicants must:

- Pay the non-refundable application fee of \$55/per person 18 years of age or older.
- Provide a copy of a valid form of identification.
- Provide proof of gross (pre-tax) income per the criteria below and meet the corresponding security deposit requirement:

Applicant Income	Required Security Deposit Amount
<2 times the monthly rent amount	N/A (ineligible)
≥2 times the monthly rent amount and < 3 times the monthly rent	2 times the monthly rent
≥3 times the monthly rent amount	1 times the monthly rent + \$300 / pet

- *We will consider all income sources (including any housing vouchers such as Section 8, if applicable). If your income doesn't qualify but you have cash balances, we will consider those in our decision if you provide a copy of your bank statement showing the cash assets.*
- Have a credit score equal to or greater than 670.^
- Provide 3 years of residential history as well as contact information for your rental references.
- Provide a Petscreening profile via our third-party screening service, even if you don't currently have any pets to ensure you understand our pet and animal-related policies.
- Agree to verifying and providing certain background information about you that we deem applicable for our screening process.
 - *Prospective tenants have the right to provide us with a portable tenant screening report, as defined in Section 38-12-902 (2.5), Colorado revised statutes. If you provide us with a portable tenant screening report, we are prohibited from charging you a rental application fee; or charging you a fee for us to access or use the portable tenant screening report. If you provide a portable screening report, we will refund you any fees automatically charged at the time of application regardless of outcome.*

* Our formal application contains the latest requirements and supersedes this document if any discrepancies exist.

^ May not apply in instances with government subsidy.