

GRIFFIS BLESSING

Paloma Terrace Apartments

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Lease Terms

Standard lease terms are one through fifteen months based on availability. Some lease terms may be subject to a monthly premium.

Qualifications Needed

- 1) Lessee must be at least 18 years of age,
- 2) Six (6) months of verifiable satisfactory rental history,
- 3) Must pass the background, credit, income, check writing and rental screening,
- 4) Income must be equal to TWO AND A HALF TIMES the amount of rent verified by the three most recent pay stubs or equivalent verifiable assets,
- 5) Any bankruptcy must be discharged and satisfactory credit reestablished,
- 6) Any applicant with less than three months at their job or unemployed may be considered with additional requirements (i.e., qualified guarantor, up to three month's rent, higher deposit, etc.),
- 7) Any applicant that receives Approved w/Conditions will require additional requirements (i.e., qualified guarantor, up to three month's rent, higher deposit, etc.),
- 8) Any prior eviction or debt to another apartment community will most likely disqualify the application.

Pet Policies

This community accepts up to two pets per apartment. A \$200 pet deposit and \$300 non-refundable pet fee per pet and \$30 pet rent/month/pet. Your pet will not be able to move in until the Vet's certification is received, a pet addendum signed, all fees paid and your pet has been viewed and approved by management. Dogs: due to safety concerns Bull Terriers (Pit, Staffordshire, etc.), Rottweiler's, Chows, Doberman Pinchers, American Bull Dog, Presa Canario, Wolf Hybrids, Shar Pei's, or mixed breeds with these bloodlines will not be allowed. If your pet resembles any of these bloodlines it could be denied. Exotic and farm animals are not permitted; exotic pets include snakes, gerbils, ferrets, reptiles, etc. Cats: Cats must be spayed or neutered. Cats or dogs under one year of age will require a deposit equal to flooring replacement.

Service/Companion Animals

Service/Companion Animals do not require pet rent, deposit or non-refundable pet fees but are required to abide by pet policies and must be registered with the office. Certification and doctor's documentation may be required. Ask for details.

Occupancy Standards

Each floor plan has an occupancy limit that may not be exceeded. They are as follows: studios/efficiencies - two occupants, one bedroom - three occupants, two bedrooms - five occupants, three bedrooms - seven occupants and four bedrooms - nine occupants. Guests/visitors staying longer than two weeks in a month must be registered with the office.

Utilities

Residents are responsible for payment of all utilities (both individually metered and a portion of any master metered). Individually metered utilities must be in a resident's name before move-in and must be kept in place until the last day of occupancy. If the utility company charges a utility transfer fee, these will be added to resident's move in costs and transfer.

Renter's Insurance

Every apartment must have active renter's insurance with a \$300,000 minimum coverage in place before move in and during the occupancy. Resident will be required to name property as an "Additional Interested Party" or "Additional Certificate Holder" on the policy. Any lapse will constitute a breach of lease and management reserves the right to put "forced place insurance" on the apartment as a Lease Violation Fee at a minimum of \$40/month for any portion of a month. This will be due and payable with the next rent cycle.

Additional Information

Lessor is an equal opportunity company and does not discriminate on the basis of race, religion, color, creed, age, or marital status, handicap, familial status, or national origin.

Rental Rates

All rates subject to change without notice. \$19.00 application fee per applicant and floorplan deposit required to apply and hold an apartment home off the market. \$170 administration fee due at move-in. The deposit will be returned if rental application is denied. Up to three business days may be required to process each application.

**Rates as of April 24, 2020

Floor Plan	Square Feet	Current Rent	Deposit
A1 (1x1)	400	\$775 - \$900	\$400
A2 (1x1)	425	\$785 - \$900	\$400
A3 (1x1)	430	\$795 - \$900	\$400



Rates approved by:

Carmen Beopardo