



Jillian Properties Inc. is a dedicated fair housing provider and will assist all persons without regard to race, color, creed, sex, sexual orientation, religion, national origin, familial status, marital status, handicap/disability, ancestry, or any other protected class as defined by state and federal fair housing laws.

Applicant has the right to provide Jillian Properties Inc. with a Portable Tenant Screening Report (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 Jillian Properties Inc. with a PTSR, Jillian Properties Inc. is prohibited from: a) charging Applicant a rental application fee; or) charging Applicant a fee for Jillian Properties Inc. to access or use the PTSR.

If more than one applicant meets rental requirements, we then process on a first come, first served basis. We do require each adult (18+) intending to occupy the premises to complete their own application, and please be prepared to pay the application/screening fee for each adult applying directly to the screening provider on the application link sent to you. Felony, eviction, and credit check is done on all applicants. Screening fees are nonrefundable. If you would like to know if a property already has pending applications, please either e-mail us at jill@jillianproperties.com or text to [719-201-9782].

Screening Process

Unestablished credit scores will require property owner consent.

We do not approve applications with below 700 resident/credit scores except in very rare circumstances. At our sole discretion, exceptions include but are not limited to properties that have been on the market for well above an average amount of time, and lower resident scores as a result of unpaid medical debts or student loans (only). In all cases, property owner consent may be required.

Be sure all information is correct regarding phone numbers and or emails listed for employers/landlords/references. If your current rental is an apartment complex or management company, be sure you have filled out any required paperwork giving them permission to speak to us when we call or upload your tenant ledger on the application site.

Income of at least 2x's rental rate, upload your documents on the application site.

If you have no housing references within the last 2 years, we may need to get homeowner consent.

No Felony convictions in the past 5 years, Lesser offenses are handled on a case-by-case basis.

No Evictions or money owed to previous landlords in the last 5 years.

Other "red flags" may include but are not limited to, pending bankruptcies, judgements, collections, unpaid utility balances, dishonest application information.

If you qualify, but an applicant is approved before you, we can move your application over to another one of our properties, if available, at no additional cost.

Regarding Pets

A pet must NOT be on the aggressive breed list of the homeowner in order to be approved. We use petscreening.com for all pet requests, there is a fee for pet screening.

As standard practice we do not permit more than two (2) pets, pets that are more than 50 lbs., or pets under 12 months of age, without first gaining authorization from our property owner. This means that an application could still be declined due to pets, even if the property is marked as accepting pets on the listing. We do require a \$300 refundable pet deposit & Pet Rent of \$30.00 a month. **Please note that we are dedicated fair housing advocates and will consider all reasonable accommodation requests. If you have a Service Animal and or Emotional support Animal, you may be exempt from the above requirements.**

Once an applicant is approved, all documents will be sent for review and signatures. Applicant has 24hrs to sign and accept. Security deposit and pet deposit if applicable is due upon rental agreement signing.

Jillian Properties Inc. does not collect any application fees! Fees paid for credit/felony/eviction checks and any pet screening are paid directly to those 3rd parties.