



## The Colorado Springs Group, Inc.

### Minimum Qualifications for Applicants

1. The Colorado Springs Group, Inc. does not discriminate based on **race, color, national origin, religion, sex, familial status or handicap (disability), ancestry, marital status, creed, sexual orientation.**
2. Applicant must make a minimum of 3 times the amount of rent as based on their gross monthly income. Life Insurance, Alimony, and Child Support, Military retirement, social security, and disability are acceptable.
3. All occupants over the age of 18 must submit an application and pay the \$40.00 application fee. Their credit/job information may not count against the applicants but we do verify background on all adult occupants.
4. Applicants must have a minimum of 1 year at current employer, or 2 years in the same field of work.
5. Applicants must have a credit score of 600 or higher and must not have collections from previous residences, or evictions. Credit score for multiple applicants must average out to 600 per person (i.e., 1 applicant has a 650 and one applicant has a 550)
6. Must have at least 1 year of current or prior rental history unless applicant owns their current residence.
7. Applicants must have a checking and/or savings account, rent payments online from a bank account will be required.
8. Applicant must not be a registered sex offender.
9. The Colorado Springs Group, Inc. does not participate in the Section 8 housing program, or any other subsidized housing programs.

10. If there are multiple people applying, their qualifications must average out to all the above qualifications. (I.E., 2 people are applying, combined they must make at least 3 times the rent, have at least one year of rental history or own their own home, average credit score of 600, etc.)
11. All applicants are processed on a first come, first served basis! This means they are processed in the order they are received, not only one at a time. If you turn in an incomplete application, it will not be considered until it is completed AND received with the applicable fee for each applicant. Applicants will not be processed until application fees are received. Turning in a completed application without paying the required fees will not be considered until fees are paid.

**If an applicant does not meet these minimum standards, a cosigner who does meet the minimum qualifications is required. The cosigner must complete an application and pay the application fee. Situations where a cosigner was required for approval will also require the cosigner to be a Resident on the lease.**

**All applicants will need to verify their identity online or via email to process applications. Failure to do so within 12 hours of the request for verification will result in denial of the application.**

**Submitting an application will not hold a property for the applicant. Applications in process do not create a "hold" on the property. Please ensure information is accurate; references or employers not getting back to us can allow an application submitted after yours to be completely processed before yours.**

**If approved, the lease must be signed and all fees, deposits, and first month's rent must be paid with certified funds within 48 hours of notification of approval.**

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