Roberts & Sons Real Estate LLC

In order to comply with Rule E-35 of the Colorado Real Estate Commission, we hereby disclose to you that Roberts and Sons Real Estate, LLC is employed by the owner of the property. The Property Management Agreement authorizes Roberts and Sons Real Estate, LLC to act as Agent for the owner with all and any specific management and fiduciary duties contained therein. Roberts and Sons Real Estate, LLC and its agents are agents of and for the owner and are not representing tenants as tenant's agents.

Roberts and Sons Real Estate accepts portable tenant screening reports (PTSR) prepared and made directly available to Roberts and Sons Real Estate by a reporting agency so long as it is not more than 30 days old and includes verification of employment, income, rental history, credit history and criminal history. If you are able to have your reporting agency provide a link (or other) to the PTSR at our email then we will not charge you an application fee. You will still need to complete our application, but with a valid PTSR you will not have to pay any fee and can provide the PTSR in lieu of step 3 below.

Every person signing the lease, each unrelated adult in the home, and any guarantor or cosigner must complete the following 3 steps. Undisclosed or unapproved roommates and subletting is not allowed.

1. **Application** : Applicants must complete the application :
2. **Income** : Each applicant contributing income must provide current proof of employment, which verifies the income stated on the application. A paystub **OR** three months of active bank statements showing relevant activity
3. **Application Fee :** The $30 application fee can be paid in person or electronically through Zelle PSTR reports from direct links sent to us can be used to waive the application fee. If the applicant does not provide a third party PTSR then each applicant must pay an application fee of $30.

Policies

- The application process takes approximately two business days after all 3 steps are complete. Failure to complete the application above will result in us moving to the next applicant. If approved and you are provided a copy of the lease, failure to sign the lease and pay the deposit within 24 hours or approve otherwise will result in us moving to the next applicant. Ads and showings for a property will not stop until a lease is signed and deposit paid.
- Unless stated otherwise all homes are non-student, and the occupancy limit for unrelated persons is the lessor of 3 OR the number of bedrooms. For those that allow students, or any guarantor situation, guarantors will need to complete all three application steps as well.
- The total security deposit is 1.5 times the rent amount plus $300 additional for pets (if pets are allowed in the advertising). A minimum security deposit payment equal to one month's rent plus any pet deposit is due at lease signing. The remaining half months deposit is still required to be paid in equal installments no later than the 4th rent payment.
- Applicants must assume that pets are not allowed unless stated otherwise in the advertising and agreed to beforehand. Applying for a home that doesn't advertise a pet as allowed remains the applicant's error. If allowed, pet deposits are $300 and must be paid at lease signing along with signing a pet addendum. The owner of a property determines if pets will be allowed. A pet may be allowed at the start of the lease with pet references, but this does not mean that a pet can automatically be added to the lease later.
- A household income of less than two (2) times the income of the rent will negatively affect the application.
- The deposit is not considered rent, nor does it go towards the rent for the first or the last month of the lease.
- Roberts and Sons Real Estate LLC does not discriminate in the rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, or handicap and shall comply with all federal, state, and local laws concerning discrimination.
- All properties managed by Roberts and Sons Real Estate LLC are non-smoking. Residents shall not engage in any activities deemed illegal by federal, state, or local laws, nor use a home for construction, commercial, medical, or industrial purposes. The growing of marijuana is strictly prohibited in all Roberts and Sons Real Estate, LLC properties.