



1/1/24

## Minimum Qualifications for Applicants

1. Broadmoor Bluffs Realty, LLC does not discriminate based on race, color, national origin, religion, sex, familial status or handicap (disability), ancestry, marital status or creed, sexual orientation, source of income, or any other protected class defined by fair housing or government statute.
2. Applicant(s) must make a minimum of 2 times the amount of the rent based on their combined net monthly income. Income must have verifiable and official documentation (i.e. company pay stubs, government paperwork, letter of employment, annuity payments, and court orders). Self-employed will provide two years of tax returns to verify income. Income from sources that will not continue with applicant living in the Colorado Springs area will not be considered (i.e. old job prior to moving here, higher BAH).
3. Applicant(s) must each have a credit score of 640 or higher and must not have poor rental references, collections from previous residences, or evictions in previous 7 years. If one applicant in group of applicants applying together with 640 or greater scores has a 600 to 639 score, the applicant(s) may be considered if they agree to pay a double security deposit.
4. If applicant(s) have no established credit history/score, Broadmoor Bluffs Realty will ask for additional documentation to determine credit risk before considering applicant(s). A double security deposit will be required if applicant(s) are approved.
5. Applicant(s) must not have felony convictions for any crimes related to violence/assault/battery, fraud, sex offenses, manufacturing and/or distribution of illegal drugs (State or Federal), or arson (past 5 years). Applicant(s) can't have any past convictions for methamphetamine use or production, homicide or stalking. Applicant(s) must not be a registered sex offender.
6. Maximum of two unrelated tenants per property
7. Applicant(s) are not selected based on first come first served, but based on highest and best applicant that has submitted a complete application. Tenants, not Broadmoor Bluffs Realty, are responsible for ensuring they have followed the application instructions and submitted a complete application.

