

The following verbiage will be included verbatim in all marketing/advertising at the very end of any marketing ad in AppFolio, or other outside advertising such as Zillow:

Broadmoor Bluffs Realty requires each tenant to have a credit score (Vantage 3.0) of 640 or greater and combined monthly net income of 2 times the rent. Complete tenant qualification requirements are available at our website <http://www.BroadmoorBluffsRealty.com/Tenants>.

Prospective tenants have the right to provide a portable tenant screening report (PTSR), as defined in Section 38-12-902(2.5), Colorado Revised Statutes; and if the prospective tenant provides a PTSR, we are prohibited from charging the prospective tenant a rental application fee or a fee to access or use the PTSR. If you intend to provide a PTSR, you must make it available to us, along with a statement that there has been no material change in the information, prior to filling out our application. Your PTSR must have been completed within the last 30 days and made available to us at no cost to access or use in the rental application process (C.R.S 38-12-904(1.5)(b)(I, III, and IV)).

Broadmoor Bluffs Realty will screen all prospective tenants regardless of PTSR to ensure they meet our tenant screening qualifications.