

Strata

16505 Green Valley Ranch Blvd., Denver, CO 80239
 (720) 575-9865 • sttmgr@amcllc.net • leasing@stratadenver.com • www.stratadenver.com

1A	One Bedroom, One Bath 674-784 square feet
1B	One Bedroom, One Bath 592 square feet
2A	Two Bedroom, One Bath 1,009 - 1,025 square feet
2B	Two Bedroom, Two Bath 1,008 - 1,087 square feet
2C	Two Bedroom, Two Bath 1,086 - 1,186 square feet
2D	Two Bedroom, Two Bath 1038 square feet
2E	Two Bedroom, Two Bath 986 square feet
3A	Three Bedroom, Two Bath 1,315 - 1,343 square feet

Holding Fee

One Bedroom	\$200
Two Bedroom	\$200
Three Bedroom	\$200

- Required to reserve apartment home
- Equal to 3 days monthly rent rate (or less)
- Holding Fee can be applied to move-in costs at the time of move-in
- Holding Fee refundable if application cancelled within 72 hours of acceptance
- Holding Fee is non-refundable if application cancelled after 72 hours of acceptance

Security Deposit (Required security deposit based on credit recommendation from 3rd party screening provider)

• \$550	Standard Refundable Security Deposit	-Money Order	Custom Quote
• \$1,200	Conditional High Refundable Security Deposit	-Money Order	Custom Quote
• 1 Month	Conditional Low Refundable Security Deposit	-Money Order	Custom Quote

Jetty Deposit offered as an option in lieu of refundable security deposit. Visit www.Jetty.com/strata for your custom quote; paid online with debit or credit card; paid directly to Jetty

Jetty Option

UTILITIES

Residents are responsible for the below utilities, billed through a 3rd party provider

Water	Sewer	Storm Water	Electric-Common	Gas
Trash	Real Estate Tax	Gas-Common	CAM	
• Meter reading (#7)			Water	Sewer
• Community usage allocated per unit (#3)			Storm Water	Trash
• Community usage allocated per unit (#3)			Real Estate Tax	Gas-Common
				Electric-Common

• Common Area Maintenance CAM fees reflect on the utility bill, if applicable	CAM
\$6.50 Monthly Billing Fee	\$25.00 Set-up Charge/Initiation Fee

Utilities individually metered and billed directly by the utility provider; resident will need to have accounts set up in their name prior to move-in

- Electric Excel Energy (800) 895-4999
- Gas Excel Energy (800) 895-4999

OTHER FEES AND INFORMATION

\$38.00 Non-Refundable Application Fee	-Paid On-line
\$4.95 Convenience Fee Charged by On-line Processor (per transaction)	
• One application fee per applicant 18 and older	
• Application process includes credit, income and criminal background check	
\$200 Non-Refundable Administrative Fee	-Due with 1st Full Month's Rent
\$10 Utility Transfer Fee	-Due at move-in
\$10 Online Portal Setup	-Due with 1st Full Month's Rent
\$25 Parcel Pending SetUp	-Due at move-in

INCOME REQUIREMENTS

2.5 times the monthly rent of the apartment being rented is the minimum gross verifiable income required for the household

PET POLICY

\$200 Refundable Pet Deposit	1st Pet
\$200 Non-Refundable Pet Fee	1st Pet
\$200 Refundable Pet Deposit	2nd Pet
\$200 Non-Refundable Pet Fee	2nd Pet
\$35 Monthly Pet Fee	Per Pet

Maximum of two (2) pets allowed

85 lbs. Maximum pet weight

N/A " Maximum per height

Restrictions: Dogs of a class with known vicious or aggressive propensity shall not be permitted. Examples of these breeds (but not exclusive): Pit Bulls (Bull Terriers or American Staffordshire Terriers), Rottweilers, German Shepherds, Doberman Pinschers, Chow Chows, Akitas, and Huskies, full blood or mixed at any percentage are PROHIBITED from residing at this community

**If a dog resembles any of the above breeds, management may refuse to accept*

REQUIRED ITEMS

Park M (Car Registration)	\$8 Per Car/Per Month
Park M (Car Registration)	\$2 Guest Permit/Per Night

RENTABLE ITEMS

Detached Garage	\$125 Per Month
Storage	\$35 Per Month

LEASE TERMS

Lease terms vary based on expirations. Variable move-in date range (premiums can apply). Short term lease terms may be available with a monthly premium.

- \$400.00 Short Term Fee Per Month

RENTER'S INSURANCE REQUIRED

Minimum requirement: \$100,000 personal liability coverage

- H04 renter's insurance available through our preferred provider - property can provide information
- Property damage waiver option available - property can provide information
- If damage waiver selected, additional rent of \$10.00 per month
- \$7.00 paid to program provider \$3.00 paid to property as administrative fee
- Use the insurance company of your choice

On-line Payment Options

- Charged by payment processor
- | | |
|----------------|----------------------------------------|
| Enrollment Fee | \$10.00 One-time |
| ACH | \$2.95 Per Transaction |
| Debit | 3.5% + \$2.95 Per Transaction |
| Credit Card | 3.5% + \$2.95 Per Transaction |
| PayPal | 3.5% + \$2.95 Per Transaction |
| eCash | \$4.00 Per Transaction (up to \$6,500) |

Thank you for your interest in our community!

*Effective as of 10/15/2020

Prices and policies are subject to change without notice



Resident Selection Criteria

Welcome to Strata. Before you take the time to rent an apartment, please review our rental criteria. A separate rental application must be processed on all prospective residents 18 years of age or older, or prospective residents under the age of 18 who have been emancipated, and an application fee paid for each applicant. Government-issued photo identification is required to view this community and at application and move-in. All prospective residents will be qualified on the following criteria:

Equal Housing

This community does not discriminate on the basis of source of race, color, religion, national origin, familial status, disability, marital status, age, ancestry, sexual orientation, medical condition, source of income, gender, gender identity, gender expression, genetic information, citizenship, immigration status, primary language spoken, or any arbitrary basis.

Occupancy Guidelines

Applicants must be at least 18 years of age, or emancipated. Our community occupancy allows two plus one per bedroom.

One-bedroom Apartments	Up to 3 occupants
Two-bedroom Apartments	Up to 5 occupants
Three-bedroom Apartments	Up to 7 occupants

All adult household members (over the age of 18 or emancipated minors) must qualify as a new resident and be placed on the lease. If the addition of an adult resident exceeds the Occupancy Guidelines, the application may be denied. If the addition of a minor to the household exceeds the Occupancy Guidelines, then the residents may remain in the existing apartment until the end of the current lease term. At the end of the lease term they may transfer (if agreed upon by Owner) to a larger apartment, paying the current rental rate, or move from the property if a larger apartment is not available.

Identification

All visitors must present a valid driver's license or other government issued photo identification in order to view this community.

Application for Residency

An *Application for Residency* must be completed and maintained for each applicant 18 years or older (and emancipated minors) who will be living in the apartment.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence, if applicable. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution.

Credit History: An unsatisfactory credit report will disqualify an applicant from renting an apartment home at this community. An unsatisfactory report is one, which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies in the past 7 years. If the applicant is rejected for poor credit history the applicant may contact the credit-reporting agency that provided the credit report. An applicant rejected for the unsatisfactory credit is encouraged to obtain a copy of the credit report from the agency, correct any erroneous information that may be on the report, and resubmit the application to this community.

Income: Applicants must have a gross income from a legal source that can be verified; income requirements vary per property; check with the community you choose (typical income requirements range from 2.5 to 4 times the monthly rent of the apartment being rented). Applicants with Section 8 or VASH vouchers or other federal, state or local public assistance or rental subsidies will be required to have monthly household income that meets the community's rent to income ration, only for the applicant's share of the stated monthly rent. Examples of legal, verifiable income include but are not limited to: applicant(s) last 2 (two) pay stubs, most recent tax return, proof of assets equal to 1 (one) year's rent, 6 months of bank statements, employment contract, etc., proof of government income such as social security, disability, welfare, etc., proof of receipt of child/spousal support, retirement income, investment income, student loan income, trust fund income, Section 8 or VASH vouchers or other federal, state or local public assistance or rental subsidies, or any other legal, verifiable income.

Pet Limitations: Please confirm animal policy, pet limitations, pet deposits, pet fees and pet rent with the specific community you choose to apply with. Pet limitations can include maximum pounds of and height. A non-refundable pet fee, refundable pet deposit and monthly pet rent will be charged per pet, if allowed. All residents with animals are required to have PRIOR APPROVAL. A Pet Agreement must be on file and must submit a veterinarian statement (no more than 12 months old) establishing the general health of the animal and the status of all required shots. A photograph of all animals may be required. No exotic animals allowed. Dogs of a class with known vicious or aggressive propensity shall not be permitted as pets. Examples of these breeds (but not exclusive): Pit Bulls (Bull Terriers or American Staffordshire Terriers), Rottweilers, German Shepherds, Doberman Pinschers, Chow Chows, Akitas, and Huskies, full blood or mixed at any percentage are PROHIBITED from residing at this community.

Assistance Animals are not considered pets and are not subjected to some of the above limitations (such as breed restrictions and fees).. However, you must obtain prior written approval from management before bringing your assistance animal on the property.

This community does business in accordance with Federal, State and Local Fair Housing Law



Resident Selection Criteria

Evaluation

The community evaluates the above information with an analyzation method provided through an independent 3rd party contractor (Western Reporting, Inc.) that weighs the indicators of future rent payment performance. For further explanation of this type of method, please contact the 3rd party contractor.

Conditional Approval

An Additional Deposit will be required if the credit recommendation is returned with "conditional approval" or criteria for any one of Income, Credit or Rental History have not been met, or have only been partially met. All adverse action requirements will be combined when reviewing multiple applications.

Co-Signers

In the event a co-signer is utilized, he/she must complete an Application of Residency and meet all of the Income and Credit Criteria. A co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.

Criminal History

Criminal backgrounds on all leaseholders and occupants over the age of 18 will be checked. It is the policy of this community to obtain information on past criminal activities of prospective residents. Such criminal information may include arrests, convictions and pending criminal actions. This community shall not deny applicants solely on the basis of arrests or pending criminal actions. This community shall not allow persons who are on any sex offender list. Likewise, persons with criminal convictions which relate to the manufacture or distribution of controlled substances may be denied. Persons whose convictions relate to possession of controlled substances *may* be accepted if they provide evidence of completion of a treatment program. Persons who have convictions involving violence, gang activity, arson, and injury to persons will be required to provide additional information to establish that they do not pose a risk to the property or the other residents. In evaluating prior criminal history, this community will consider the type of crime, severity of the crime, and the length of time since conviction and release. Terms and conditions of parole and probation may also be considered. Denied applicants may petition for reconsideration by providing information regarding mitigating circumstances and other information that may assist the community in a review of the applicant's criminal history.

Corporate Leases

An application can be submitted in the name of a company as long as the business entity has a valid Federal Tax ID number that is verifiable by the Secretary of State in the state in which the community is located. A credit report will be accessed to determine the company's ability to make timely payments of rent. The company must provide a minimum of three (3) trade references that will be verified. A larger application fee or additional deposit may be required. All occupants over the age of 18 must submit an application and criminal background must be processed and approved prior to occupancy. The above criminal history guidelines will apply.

Automatic Denial of Application

An applicant will be automatically denied if they have been evicted by a landlord in the past 24 months or have a collection or debt owing to previous landlord. Falsification of any information on the rental application will result in an automatic denial of application.

Please note: These are our rental criteria. There may be residents or occupants that have resided at this community prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information made available to us by the various reporting services used.

I HEREBY ACKNOWLEDGE RECEIPT OF THE MOVE-IN FEE DISCLOSURE AND SELECTION CRITERIA AND AGREE: (1) To receive an electronic receipt for any fees that I pay to Strata; (2) If I am approved and I execute a lease with Strata, I agree to receive an electronic version of the fully executed lease; (3) I have received any statutory required pest disclosures regarding the unit, if applicable; and (4) I have read and understand the rental policies of this community.

Signature: _____

Date: _____

Signature: _____

Date: _____

Co Signer: _____

Date: _____

Owner's Representative: _____

Date: _____

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