



3578-E Hartsel Drive, #307 • Colorado Springs, CO 80920 • 719.492.5530 • Fax 719.599.8518

Frequently Asked Questions

1) Can I schedule an evening/weekend showing?

Sometimes. We offer automated scheduled showings during normal business hours of Monday - Friday, 9:00am - 5:00pm. Please text our leasing agent, Maggie, at (719) 484-9717 to see if she has any evening/weekend availability. For the safety of our agents, we do not offer any showings after sunset. No exceptions will be made.

2) Is there a minimum income requirement?

Yes. The combined, gross, monthly household income must be at least 3x the listed rent. Only two (2) applicants' will be counted.

3) What will you accept as proof of income?

Please note: these are the only acceptable forms of proof of income. The circumstances that apply directly to you will dictate what you need to submit.

- **If employed:** last two months pay stubs or signed offer of employment contract in the event you have not been employed at least two months
- **If self-employed:** last year's tax return along with your last two month's bank statements
- **If retired:** your most recent retirement account statement
- **If disabled:** your most recent disability rating letter with monthly payout listed

4) Is there a minimum credit score?

Yes. Credit is averaged between all income earning applicants and relates directly to the security deposit you will be responsible to pay. Security deposit is figured as follows:

- 650 and above: security deposit equal to one month's rent with no more than 2 accounts in collection and/or charged off
- 600 – 649: security deposit equal to one and a half (1.5) month's rent with no more than two (2) accounts in collection and/or charged off
- 550 – 599: security deposit equal to two (2) month's rent with no more than 4 accounts in collection and/or charged off

** Medical bills and student loans in collections are excluded. Any averaged score of 549 or below and / or combined collection/charge-off accounts five (5) or more is an automatic fail. Collection/charge-off accounts are combined between all income earning applicants.*

5) Do you accept co-signers?

No. All applicants must qualify for a home with us under their own financial merit.

6) Do you rent to people with felony convictions?

Yes. The felony conviction must be at least five (5) years old. If the felony is older than five (5) years, but is of a violent nature or methamphetamine related, we will make a decision on a case by case basis.

7) Do you rent to people who have past evictions?

Yes. The eviction must be at least five (5) years old. You may not owe them a balance.

8) Do you check with my current/past landlord?

Yes. All applicants must pass a landlord reference from all previous landlords working back 3 years from date of application.

9) What if I owe money to a previous landlord?

We are unable to approve any applicant who has an outstanding balance with a previous landlord, regardless of length of time.

10) Are you able to override any of your rental application qualifications?

As a Fair Housing provider, we require everyone to pass the same qualifications.

11) I've never rented before and/or don't have a credit score. Will you still rent to me?

Assuming you have passed all other aspects of our rental qualification criteria, yes. You will be required to pay a security deposit equal to two month's rent.

12) I've only rented from family/friends/private landlords. Will you still rent to me?

Assuming you have passed all other aspects of our rental qualification criteria, yes. Your credit score and number of collection/charge-off accounts will determine your security deposit amount as outlined in #3 above.

13) Do you work with Section 8 / VASH Vouchers?

We are not currently accepting any housing vouchers in Colorado Springs and its surrounding areas.

***Denver County Only:** your voucher amount will be counted as income and added to your monthly income amount. You must still meet all other rental requirements.*

14) Can I smoke, vape, dab, or use any other form of smoking (nicotine or marijuana)?

Our company follows federal laws on marijuana. All of our homes have a strictly enforced "no smoking; no growing" policy. Smoking cigarettes in the garage of your home is ***not*** allowed and will be considered a breach of your lease agreement.

15) Will you allow my well-behaved pet in a "no pet policy" home? I'm willing to pay more.

No. Each of our homes has their own pet policy as dictated by the owner. We will not override an owner's wishes when it comes to pets in their home.

16) Do you have pet / pet breed restrictions?

Yes. We do not allow cats, exotic pets, or breeds recognized as aggressive breeds by our insurance provider. **Your pet must be approved by Alliance Property Management before it will be allowed in the home.** This pet policy applies to all homes managed by Alliance Property Management. Banned list of pets is as follows:

Banned Exotic Pets:

- Birds
- Rodents (hamsters, gerbils, guinea pigs, chinchillas, rats, mice)
- Rabbits
- Ferrets
- Reptiles (snakes, lizards, turtles, tortoises)
- Amphibians (frogs, toads)
- Marsupials (sugar gliders)
- Hedgehogs
- Potbellied Pigs
- Spiders

Banned Dog Breeds:

- Pit Bull Terriers
- Staffordshire Terriers
- Rottweilers
- German Shepherds
- Presa Canarios
- Chow Chows
- Doberman Pinschers

- Akitas
- Wolf / Wolf-hybrid
- Mastiffs
- Cane Corsos
- Great Danes
- Alaskan Malamutes
- Siberian Huskies

17) Do you rent to people with service / support animals?

Yes. We are a Fair Housing provider and we follow the laws as they are currently written to approve or deny based on the information you provide to our 3rd Party screening vendor. **Your service / support animal must be approved by Alliance Property Management before it will be allowed in the home.** Please indicate on your pre-screening questionnaire for a showing if your animal is service / support animal to avoid delays in seeing a home that would not otherwise allow for an animal.

18) Still have questions?

Contact our leasing agent, Maggie Barrentine, at (719) 484-9717 via text or phone call.