

THIS FORM HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT WAS DEVELOPED BY FRASCONA, JOINER, GOODMAN AND GREENSTEIN, P.C. AS LEGAL COUNSEL FOR ELEVATED PROPERTY MANAGEMENT.

Portable Tenant Screening Report Notice

Elevated Property Management

Elevated Property Management (“Landlord”) provides this Portable Tenant Screening Report Notice to each prospective tenant prior to taking any action relating to tenant screening for which Landlord would expect an application fee to be collected pursuant to C.R.S. § 38-12-904(d). Prospective tenant is hereby advised of the following:

1. The prospective tenant has the right to provide to the Landlord a Portable Tenant Screening Report, as defined in C.R.S. § 38-12-902(2.5); and
2. If the prospective tenant provides the Landlord with a Portable Tenant Screening Report, the Landlord is prohibited from charging the prospective tenant a rental application fee or charging the prospective tenant a fee for the Landlord to access or use the Portable Tenant Screening Report.

In reliance on C.R.S. §38-12-904, Landlord requires that any Portable Tenant Screening Report meeting the definition set forth in C.R.S. § 38-12-902(2.5) that it receives must:

- I. have been completed within the previous thirty days;
- II. be made directly available to the Landlord by the consumer reporting agency for use in the rental application process or provided through a third-party website that regularly engages in the business of providing consumer reports and complies with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency;
- III. be made available to the Landlord at no cost to access or use in the rental application process; and
- IV. be accompanied by a statement (the form of which is attached hereto as *Exhibit “A”*) from the prospective tenant that there has not been a material change in the information in the Portable Tenant Screening Report, including the prospective tenant’s name, address, bankruptcy status, criminal history, or eviction history, since the report was generated.

Per Colorado law, Landlord shall not be obligated to accept a Portable Tenant Screening Report unless the Screening Report meets the above requirements I. through IV., inclusive.

EXHIBIT "A"

VERIFIED STATEMENT OF NO MATERIAL CHANGE

My name is _____ . I am over eighteen years of age and I reside in _____, _____ County, _____. I am fully competent to make this verified statement. I have personal knowledge of the facts stated herein, and they are all true and correct. I certify that since the Portable Tenant Screening Report I provided was generated, there has not been a material change in the information provided therein, including the names, addresses, bankruptcy status, criminal histories, and/or eviction histories of all parties referenced therein.

Signed this _____ day of _____, _____.

Signature

Print or Type Name

Signature

Print or Type Name