Property Technica, Inc.

Information

This cover sheet is informative and important, please read it ALL!

All properties are rented as is, unless other specific, written agreement is made. If you have specific requests for changes in a property, communicate that to Property Technica, Inc. before you complete an application. Lease and occupancy dates are subject to change and are contingent on the current tenant vacating timely. All terms and conditions are subject to change. All information herein contained is deemed reliable, but not guaranteed. Properties will continue to be shown and applications taken until an application is approved. We have sample Lease copies available for you to read before you complete an application.

An Application is required from every Tenant over the age of 18. A $26.00 non-refundable application fee is due from each person applying and each co-guarantor applying for a rental. The earnest money deposit (will become the security deposit upon approval) and application fee(s) must be paid in certified funds; at the time the application is turned into Property Technica, Inc., If you do not have a previous landlord (living with relatives is not considered a previous landlord), do not have sufficient income, or have bad credit, a lease co-guarantee from a responsible third party may be required. If one applicant is required to have a co-guarantee, all applicants must also have a co-guarantee. Property Technica, Inc. will call on previous Landlord references, verify income, order a credit report and order a criminal background check on all applicants and co-guarantees. We can deny an application if we get bad references, criminal background checks or credit reports, if you have inadequate income to support the payment of rent, or if incomplete or false information is given on the application. You must provide 1 form of valid photo identification for us to make a copy of when you turn your application in.

If your application is not approved, you will be refunded the earnest money deposit. If your application is approved, you must sign a Lease within one week of the approval date or the property will be put back on the market and you will forfeit your earnest money. After approval, you can receive the property keys after you have signed your Lease, paid one month's full rent (the second month will be prorated), and transferred the appropriate utilities into your name. The first month rent and earnest money must be paid with a cashier’s check or a money order. We will schedule a move-in inspection with you if you so desire.

When pets are negotiable; Property Technica, Inc. must approve each pet. For each pet approved, there will be an additional one time non-refundable pet fee of $100.00 plus an extra $30.00 rent per month.

Lease Ending Dates are negotiable.

If Property Technica, Inc. receives multiple applications on the same property, Property Technica, Inc. will accept the most complete, qualified application.

Property Technica, Inc. is an agent for the owner of the property and subscribes to all aspects of Fair Housing and enforces City Zoning Requirements. R-L Zoning is Residential Low Density which means not more than two unrelated adults can live in a residence. If you have questions about Greeley Zoning, call the City at 350- 9780.

All properties can be considered for Section 8 Housing.

On Lists: 'L' stands for Landlord obligation and 'T' stands for Tenant obligation.

Commercial Vacancy List

Address	Lease Amount	Deposit	Lease	Start Date	Gas	Electric	Water	Notes
2332 W 9th St, Unit garag	$90	$75	Nego	**Now**	N/A	N/A	N/A	Oversized 2 car garage. Alley access. To be used for "STORAGE ONLY".
907 30th Ave, Unit #101	$575	$400	Nego	**Now**	T	T	LL	832 m/l Square feet main level space consisting of 3 offices, storage area, reception and bathroom, private entrance, tenant finish negotiable; This is across the street from the Greeley Police Station and just North of the Village Inn. SOE

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907 30th Ave, Unit #104	$990	$700	Nego	**Now**	T	T	N/A	1,700 m/l Square feet lower level space consisting of 5 office/work rooms, store room, reception area and bathroom; private entrance; tenant finish negotiable. This is across the street from the Greeley Police Station and just North of the Village Inn. SOE

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