Property Technica, Inc.

Information

Call Today to schedule a Viewing!! 970-352-2998 or Toll Free: 1-866-882-2998

Hablamos Espanol

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.

All of our units are Non-Smoking.

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

EQUAL HOUSING OPPORTUNITY

Vacancy List

Studio

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Address	Rent	Deposit	Lease	Start Date	Bathrooms	Gas	Electric	Water	Lawn Mowing	Lawn Watering	Trash	Snow Removal	Pets	Notes
1806 11th Ave, Unit #6	$450	$350	12 mo	07/15/2013	1.0	LL	LL	LL	LL	LL	LL	T	N	All Utilities paid for this lower unit, easy walk to UNC, off street parking. SO

One Bedroom

Address	Rent	Deposit	Lease	Start Date	Bathrooms	Gas	Electric	Water	Lawn Mowing	Lawn Watering	Trash	Snow Removal	Pets	Notes
1806 11th Ave, Unit #5	$525	$425	Nego	06/15/2013	1.0	LL	LL	LL	LL	LL	LL	T	N	ALL UTILITIED PAID, 3rd floor unit, 1 block from UNC, off street parking, unique converted attic. SO
2018 10th Ave, Unit #4	$475	$400	12 mo	06/15/2013	1.0	T	T	LL	LL	LL	LL	T	N	UNC area apt. 2nd floor unit across from the University. storage shed included, walk to campus. Tenant pays 100% gas & elec. Lease ends May 31, 2014. SO
2716 6th Avenue Lane, Unit #4	$325	$225	12 mo	06/15/2013	1.0	T	T	LL	LL	LL	LL	T	N	Great one bedroom. Pay only gas and electric. Call to view this great apartent. SOE

Two bedrooms

Address	Rent	Deposit	Lease	Start Date	Bathrooms	Gas	Electric	Water	Lawn Mowing	Lawn Watering	Trash	Snow Removal	Pets	Notes
115 Allison, Unit House	$795	$695	12 mo	**Now**	1.0	T	T	T	T	T	T	T	Nego	Pets are negotiable. Large covered patio, Faux fire place. window A/C. Portable diswasher. Oversized detached 1 car garage, fenced yard. Located in Ault SOE
2120 6th Ave, Unit MAIN	$620	$520	12 mo	09/15/2013	1.0	T	T	T	T	T	T	T	N	Main floor of house, shared Laundry with lower tenant, fenced yard, easy walk to UNC. SO
2410 W 4th St, Unit House	$975	$800	12 mo	**Now**	1.0	T	T	T	T	T	LL	T	Nego	Great House!! Rent includes water and sewer and first $200 monthly for gas and electric. If on any given month, the combined total of bill of the gas and electric services goes over $200, that difference will be charged back to and due from the tenants. Tenants must not block access to Irrigation Company's back hoe, dumpster, irrigation head gate and shed. Irrigation company must have 24 hour a day access to these NO exceptions. SOE
2444 West 11th Street, Unit Apt	$625	$525	12 mo	06/15/2013	1.0	LL	T	LL	LL	LL	LL	T	N	2 bedroom 1 bath. Pay only electric. SOE
2927 State Farm Rd, Unit #2	$595	$495	12 mo	07/15/2013	1.0	LL	T	LL	LL	LL	LL	T	N	Upper unit, Located in Evans, heat and hot water included in rent, A/C, carport SO
314 Disc Lane, Unit House	$1250	$900	12 mo	06/01/2013	2.0	T	T	T	T	T	T	T	N	RL zoned house; 2 car attached garage; sprinkler system; Washer/Dryer included; Ceiling fan in living room; Fenced yard!! SO (Owner Occupied; call for showings)
705 26th Ave, Unit #8	$595	$400	12 mo	**Now**	1.0	T	T	LL	LL	LL	LL	T	N	Unit includes Washer/Dryer, NEW paint and NEW carpet being installed!! Dining area off kitchen, Central Air, Patio area, off street parking. SOE

Three bedrooms

Address	Rent	Deposit	Lease	Start Date	Bathrooms	Gas	Electric	Water	Lawn Mowing	Lawn Watering	Trash	Snow Removal	Pets	Notes

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1812 7th Ave, Unit #2	$895	$795	12 mo	06/15/2013	1.0	LL	LL	LL	LL	LL	LL	T	N	UNC area apartment. All utilities included in rent, large 2nd floor unit, walk in closets, natural wood work, on site laundry, easy walk to UNC , off street parking. SO
1826 6th St, Unit House	$725	$625	12 mo	06/15/2013	2.0	T	T	T	T	T	T	T	N	Great house with 2 bedrooms up one down, hard wood floors, newer carpet and paint, full basement with W/D hookups, lots of storage, new kitchen cabinets and flooring. SO
2636 14th Ave Ct, Unit House	$895	$795	12 mo	06/15/2013	2.0	T	T	T	T	T	T	T	N	Ranch style home with attached single car garage, fenced yard, sprinkler system, patio area W/D hook ups. OK. SO
965 Hawkridge Ct, Unit House	$1500	$1250	12 mo	06/15/2013	3.0	T	T	T	T	T	T	T	Nego	Very nice 2 story home in EATON; Just 10 minutes north of Greeley on Hwy 85; Eaton Schools; Extra large multi-use room on lower level; wood floors; walk in closets; nicely appointed house; washer and dryer included; fireplace; 2nd floor is very large; master suite with extra room; Large wrap around porch; Oversize 2 car garage. Full use of pool and clubhouse. (RL Home) SOE

Four bedrooms

Address	Rent	Deposit	Lease	Start Date	Bathrooms	Gas	Electric	Water	Lawn Mowing	Lawn Watering	Trash	Snow Removal	Pets	Notes
1410 Cherry Street, Unit House	$1200	$1100	12 mo	**Now**	2.0	T	T	T	T	T	LL	T	N	THis home is located in MILLIKEN. Has extra room for an office, large family room with fireplace, lots of storage, fenced yard with storage shed, new refrigerator and stove. W/D hookups located in hallway to back door. SOE
1826 8th Ave, Unit Main	$1050	$900	12 mo	08/15/2013	1.0	T	T	T	LL	LL	T	T	N	UNC area apartment. Large main floor unit, w/d hook ups, across from UNC, off street parking, 2 car garage Tenant pays 60% of utilities Landlord cares for yard. Lease ends May 31, 2014 SO
2457 25th Ave, Unit House	$1200	$990	12 mo	06/01/2013	3.0	T	T	T	T	T	T	T	N	This a must see! All new floors. New range,lots of storage, single attached garage. This one won't last! No showings until May 20th

Five bedrooms

Address	Rent	Deposit	Lease	Start Date	Bathrooms	Gas	Electric	Water	Lawn Mowing	Lawn Watering	Trash	Snow Removal	Pets	Notes
1512 12th Ave, Unit #6	$1290	$900	12 mo	06/15/2013	2.5	T	T	LL	LL	LL	LL	T	N	Near UNC; 4 level townhouse; Lease ends May 31, 2014. SO
1926 7th Ave, Unit House	$1150	$950	12 mo	06/15/2013	2.0	T	T	T	LL	T	T	T	N	UNC area apartment! Great home one block from UNC, full finished basement, separate sun room to use as office, large front porch, fireplace, large formal dining room, sprinkler system. 3 car garage available for additional $50 if not rented. Lease ends May 31, 2014. SO
2701 W 6th Street, Unit House	$1350	$1050	12 mo	06/11/2013	2.0	T	T	T	T	T	T	T	N	THIS ONE WON'T LAST!! 5 Bedroom/2 bath house! 2 car garage, family room, NEW laminate floors, NEW carpet, NEW landscaping, Dishwasher, Fenced yard. RL zoned. SOE

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