

Portable Tenant Screening Report Notice Exemption

Folsom & Company Real Estate

C.R.S. §§ 38-12-904(1.5)(a)-(e) set out requirements relating to the provision and acceptance of a Portable Tenant Screening Report Notice. Folsom & Company Real Estate (“Landlord”) reasonably believes it is exempt from such requirements because it (I) does not accept more than one application fee at a time for a dwelling unit or, if a dwelling unit is rented to more than one occupant, does not accept more than one application fee at a time from each prospective tenant or tenant group for the dwelling unit; and (II) refunds the total amount of the application fee to each prospective tenant within twenty calendar days after written communication from either Landlord or Landlord’s agent or the prospective tenant declining to enter into a lease agreement for the dwelling unit. As a result, and in good faith reliance on the applicability of the C.R.S. § 38-12-904(1.5)(f) exemption to its business practices, Landlord does not accept portable tenant screening reports from prospective tenants and does not provide any advisement related to the same.

Rental Application Fee Disclosure

Folsom & Company Real Estate (“Landlord”) provides this Rental Application Fee Disclosure to each prospective tenant pursuant to C.R.S. § 38-12-903. Landlord charges each prospective tenant the rental application fee of \$50 (the “Application Fee”); such amount is used to cover the costs of Landlord in processing each prospective tenant’s rental application. The Application Fee is based on Landlord’s actual expense incurred in processing your rental application average expense incurred per prospective tenant in the course of processing multiple rental applications and information regarding how the average rental application fee is determined is provided below. The following breakdown represents Landlord’s anticipated expenses associated with the Application Fee: an itemization of Landlord’s actual expenses incurred related to the Application Fee:

<u>\$50</u>	Processing of rental application by Landlord including rental history verification.
<u>\$50</u>	TOTAL APPLICATION FEE

FOLSOM & COMPANY REAL ESTATE

Aubrey Clint Folsom

Employing Broker and Property Manager

January 1, 2024