

CMC Student Housing at Denison Commons

Colorado Mountain College will be offering a limited number of student housing units this year in Breckenridge at the Denison Commons Apartments located at 45, 61 and 73 Denison Placer Rd. The following is an explanation of the property, process and required criteria to qualify for a student housing apartment at Denison Commons. Please read **all** of the following information carefully before completing an Apartment Rental Application.

There will be 30 total units (20 studios and 10 one bedrooms) available first come first serve for move in beginning August for the academic year. The following is a breakdown of rent, security deposits, utilities, lease terms and amenities:

Studio: Rent \$1035, utilities included.

1 Bedroom: Rent \$1245, utilities included.

Residents are responsible for setting up and paying for optional cable TV and Internet services. Security deposit is equal to 1 month rent with approval of the application and equal to 2 months' rent with conditional approval of the application. 12 month lease term only, provided tenant meets student criteria for each semester within the lease term (*see below for criteria for student renters). All apartments include full kitchen, full bath, and full size washer and dryer. All apartments will be smoke free, and no pets, guns or weapons of any kind will be allowed.

*The following is the preferred qualifying criteria for CMC Student Renters:

- 7+ credits per semester or 20+ credits per year
- 30+ total credits already achieved (CMC/other school) or 2 years military service including military learning credits
- In good academic and financial standing with the college
- 2 person max per apartment (only 1 occupant must meet student criteria)
- Declared degree students
- First come first serve (for those who meet criteria)

Student tenants that complete fewer than 7 credits per term and 20 credits in a 12-month period will be ineligible to remain as a tenant of an apartment. If a tenant becomes ineligible to occupy an apartment, she or he must vacate the apartment no later than the last day of the academic term during which she or he became ineligible, unless, as expressly approved in writing by the campus Vice President.

CMC employees will be eligible if all units are not filled by August 1st. Any CMC employee who is also a lessee of an apartment must work 30 or more hours per week at the college to remain a tenant. CMC employees who do not maintain this standard will be ineligible to remain a tenant of an apartment.

All qualified students, and any other occupant 18 years of age and older, must complete and submit an Apartment Rental Application for the processing of credit and criminal background checks. There is a \$33 non-refundable application fee per occupant 18 year of age and older. Applicants will be required to show and income of at least 2.5 times the monthly rent in order to qualify, and any applicant whose application is denied based on the income requirement or the credit and criminal background check will not be allowed to sign a lease or rent an apartment and will be removed from the priority list.

Applications can be submitted electronically using the following links:

<https://www.on-site.com/apply/property/218451> or



Applications can also be submitted in person at the Denison Commons Leasing office located at Pinewood Village Apartments 605 Airport Rd. Breckenridge, Co 80424.

Apartments will be rented on a first come first serve basis based on the order in which applications were received by management. Therefore, the first person to submit an application will be given the opportunity to select his/her apartment first and so on. If an applicant ultimately does not qualify based on any of the criteria (credit, criminal, student, income or employment) he/she will be removed from the priority list and his/her place will be given to the next applicant in line.

Please contact Denison Commons Management with any questions or concerns regarding this process and/or criteria. You can reach us by phone at 970-547-4433, by email at denisoncommons@corumrealestate.com, or in person at the Leasing Office located at 605 Airport Rd. in Breckenridge.

We look forward to assisting you with the transition into your new home.

Thank you,

Denison Commons Management.