

## 2528 Sierra Springs Drive (AT)

**17192498057**

2528 Sierra Springs Drive (AT)  
Colorado Springs, Colorado 80916

**Rent: \$2,300.00    Size: 1571 SqFt**

**3 Beds   2.5 Baths   Single Family House**

**Deposit: \$2,300.00 USD**

For more information:

<http://www.callcornerstone.com>



### Property Description

This charming single-family home offers 3 bedrooms, 3 bathrooms, a 2 car garage, Trash included, AC system, and washer and dryer in the unit. 1571 square feet of living space with an open floor plan and modern amenities. Conveniently located just minutes away from shopping, dining, and attractions.

Cornerstone Real Estate Team is a dedicated fair housing provider and does not discriminate based on race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, creed, sexual orientation, hairstyle or any other protected class as defined by the Fair Housing Act or the State of Colorado.

The prospective tenant has the right to provide Cornerstone Real Estate Team with a Portable Tenant Screening Report (PTSR) that has been prepared by a consumer reporting agency and is not more than 30 days old, as defined in HB 38-12-902(2.5), Colorado Revised Statutes; and 2) if the prospective tenant provides Cornerstone Real Estate Team with a PTSR, Cornerstone Real Estate Team is prohibited from: a) charging the prospective tenant a rental application fee; or b) charging the prospective tenant a fee for Cornerstone Real Estate Team to access or use the PTSR.

The minimum lease term is 12 months. An application is required for any applicant over the age of 18 years old. The application fee is a non-refundable \$49 per adult. We run a credit and background check on each adult living in the household. The credit and background check includes but is not limited to criminal background, evictions, income, and rental history.

Our credit requirement is a credit score of 680 or better for at least one of the applicants. The bureau is to be determined by our background provider.

We require proof of household income of 2 times the rent amount based on combined gross monthly income per month. Proof of income can be in the form of last month's pay stubs or last year's tax documents. The security deposit is equal to one month's rent.

If no animals will be present in the property, you must complete a "no pet" profile. Each animal will receive a FIDO score to determine the animal deposits and animal rent. We will make all accommodations for any certified Emotional Support Animals and/or Service Animals. Please have all certifications for the animal completed prior to submitting an Animal Profile. All documentation will be verified by a third party.

Lastly, we deny any applicants with any felonies or evictions within the past 3 years, any debt collection from previous management companies, and any fraudulent documents. We do not accept violent felons or registered sex offenders.

All Cornerstone Real Estate Team residents are enrolled in the Resident Benefits Package (RBP) for \$22 per month which includes HVAC air filter delivery (for applicable properties), credit building to help boost your credit score with timely rent payments, \$1M Identity Protection, our



**CORNERSTONE  
REAL ESTATE  
TEAM**

**Cornerstone Real Estate  
Team**

Office Location

685 CITADEL DRIVE EAST STE #325 (map)  
COLORADO SPRINGS, Colorado 80909

**17192498057**

best-in-class resident rewards program, and much more! More details upon application.

### **Restrictions**

---

**Dogs:** Dogs (ok)

**Cats:** No Cats

**Date Available:** Immediately

