

## 3111 Illinois Ave - A

**17192498057**

3111 Illinois Ave - A  
Colorado Springs, Colorado 80907

**Rent: \$975.00** **Size:** 709 SqFt

**2** Beds **1** Baths **Apartment**

**Deposit:** \$975.00 USD

For more information:

<http://www.callcornerstone.com>

**NO  
Image  
Available**

### Property Description

Upper 2 bedroom, 1 bathroom unit in a four-plex off Fillmore St. Off street parking. Laundry room on site. Utilities not included. New carpet and paint. Pets allowed but dependent on breed and number (one dog per unit).

Cornerstone Real Estate Team  
685 Citadel Drive East, Suite #325  
Colorado Springs, CO 80909

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 or any other protected class as defined by the Fair Housing Act or the state of Colorado.

The minimum lease term is 11 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 Transunion Resident Score\* of 640 or better for at least one of the applicants. If no applicants meet the minimum requirements. We require proof of household income of 2.5 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 times the rent. Many of our properties accept pets. All applicants must complete an Animal Profile for each animal in the household. 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. You can see all our available rentals at [www.callcornerstone.com](http://www.callcornerstone.com). No smoking of any type and no cultivation of marijuana permitted. \* Transunion uses FICO and applicant credit behavior analytics to determine the Resident Score. The Resident Score is your FICO score plus your financial behavior over the past 18 months as determined by your spending and paying habits.

### Restrictions

**Dogs:** Dogs (ok)

**Cats:** Cats (ok)

**Date Available:** Immediately



**CORNERSTONE  
REAL ESTATE  
TEAM**

### Cornerstone Real Estate Team

Office Location

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

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