

# 1 Bed & 1 Bath Apartment in Denver / Available NOW!

**12055830541**

20 W Arkansas Ave Unit 7  
Denver, Colorado 80223

**Rent: \$1,325.00 Size: 610 SqFt**

**1 Beds 1 Baths Apartment**

**Deposit: \$1,325.00 USD**

**Evernest**

**ACCIDENTS HAPPEN**

EVERNEST PARTICIPATES IN A BUILDING PROTECTION PROGRAM, AS EXPLAINED IN YOUR LEASE AGREEMENT. EVERNEST CHARGES A MONTHLY BUILDING PROTECTION FEE INSTEAD OF REQUIRING YOU TO PURCHASE WESTER'S LIABILITY INSURANCE.



**WHAT IT IS:**  
The Building Protection Fee is used to help protect the property against certain damage caused by visitors. It is mandatory and the entire additional rent shown on your lease and is managed by Evernest, providing you with these guidelines:  

1. Automatic Creditback: Fees are automatically credited to the Building Protection Program upon receipt. There is no application fee or credit check needed and we retain the requirement that you obtain a renter's insurance policy as a condition of your lease.
2. Convenience Billing: Fees are billed as a low monthly fee (included in rent) as shown on the Rent Confirmation, along with your monthly rent charge and other additional rent charges.
3. Streamlined Claims Process: Evernest will manage the claims process when damage is reported to the property. If you need to discuss your property manager immediately about an incident online, providing a detailed description of the incident along with photos. Please speak with your property manager to schedule necessary inspections.

**WHAT IT IS NOT:**  
The Building Protection Fee is not insurance. It does not provide you insurance or coverage for your personal property, contents, or the use or misuse of the property, including any other risks, losses, damages, etc. This should be covered by your renter's insurance. If you seek coverage for your personal property, you should consider purchasing renter's insurance.  
The Building Protection Fee does not provide you insurance or coverage for any third party liability (damage you may cause to other people and/or other people's belongings). You should consider purchasing renter's insurance to protect yourself from financial loss and third party liability. The Building Protection Fee does not make you a licensed party under the Landlord Tenant Act.  
\$75.00 per month



## Property Description

Limited time promo: The admin fee will be credited back after move in!

Welcome to this lovely 1-bedroom apartment, centrally located for easy access to downtown and all the shops and restaurants of SOBO. Whether you're looking for a night out on the town or shopping for everyday necessities, everything is within reach. Inside, you will find a cozy studio apartment, providing you with a peaceful retreat from the hustle and bustle of the city. The apartment comes equipped with essential appliances including a refrigerator, stove, and oven, making meal preparation a breeze. This unit is the perfect place for anyone looking for a quiet and convenient living space that puts them in the center of everything. Apply now and make this apartment your new home!

**Pets:** Yes (Please note that in certain cases a \$300 pet deposit per pet may be required-Please confirm with your leasing agent)

**Pet rent:** \$35 per pet

**Utilities:**

- \$75 RUBS (all utilities but electric/gas). Tenant owns Xcel account and pay for electricity and gas

- Tenant must establish the rest of the services in their name. All service account numbers must be provided prior to obtaining keys & possession of the property.

**Application Fee:** \$65 per app

**Security Deposit:** One month's rent (Please note that in certain cases, a double deposit may be required)

**Leasing Administrative Fee:** \$200-\$250 please refer to the website for details

**\*\*Move in fees may apply\*\***

A PROSPECTIVE TENANT HAS THE RIGHT TO PROVIDE TO THE LANDLORD A PORTABLE TENANT SCREENING REPORT, AS DEFINED IN SECTION 38-12-902 (2.5), COLORADO REVISED STATUTES AND IF THE PROSPECTIVE TENANT PROVIDES THE LANDLORD WITH A PORTABLE TENANT SCREENING REPORT, THE LANDLORD IS PROHIBITED FROM CHARGING THE PROSPECTIVE TENANT A RENTAL APPLICATION FEE OR CHARGING THE PROSPECTIVE TENANT A FEE FOR THE LANDLORD TO ACCESS OR USE THE PORTABLE TENANT SCREENING REPORT.

The property information will be updated and more images shared once the home is available for tours.

Do not hesitate to register on our waitlist and you will be notified immediately as soon as the home is ready.

The first person to pay the deposit and fees will have the opportunity to move forward with a lease. You must be approved to pay the deposit and fees.

## Evernest - Denver

Office Location

**12055830541**



All Evernest residents are enrolled in the Resident Benefits Package (RBP) for \$39.99/month and the Building Protection Plan of \$11/month which includes credit building to help boost the resident's credit score with timely rent payments, up to \$1M Identity Theft Protection, HVAC air filter delivery (for applicable properties), move-in concierge service making utility connection and home service setup a breeze during your move-in, our best-in-class resident rewards program, on-demand pest control, and much more! More details upon application. The Building Protection Fee is used to help protect the property against certain damages and loss potentially caused by residents and satisfies the lease requirement to carry liability insurance.

Please verify all the information listed above with the appropriate authority at support@evernest.co prior to leasing. For applications, the most up-to-date information, and for instructions on how to view the home. We do not accept Zillow applications or any other third party, all applications have to be submitted through us.

Before leasing, please contact the school district for zoning information

- \*\*\*Beware of Scammers! Consider the following points\*\*\*:
- 1. Evernest acts as the Property Manager for this property and ONLY we are responsible to lease it. The owner(s) will not seek to lease the house on their own. If someone contacts you claiming to be the owner, they are probably trying to steal your money or personal information.
  - 2. We do not list our properties on Craigslist.
  - 3. All future residents 18 or older must apply and meet our application criteria posted on our official Evernest website.
  - 4. We will always lease the property for exactly the price and deposit required posted on Tenant Turner and our official Evernest website.
  - 5. Evernest will never ask you to wire money or to take the key from the Smart Digital lockbox device to move in.

Amenities: Refrigerator, Stove, Oven

Restrictions

Date Available: Immediately

Dogs: Dogs (ok)  
Cats: Cats (ok)