

Studio Apartment in Denver / Available NOW!!!

12055830541

2071 S. Milwaukee Street Unit 2
Denver, Colorado 80210

Rent: \$1,250.00 Size: 540 SqFt

0 (Studio) Beds 1 Baths Condo

Deposit: \$1,250.00 USD



WHAT IT IS:

The Building Protection Fee is used to help protect the property against water damage caused by weather. It is mandatory and the entire additional rent shown on your lease and is managed by Evernest providing you with these guidelines:

1. Automatic Deduction: This fee is 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 water's escape policy as a condition of your lease.
2. Convenience Billing: You are billed a fee monthly fee (shown in rate card) on the first of each month, along with your monthly rent charge and other additional rent charges.
3. Simplified Claims Process: Evernest will manage the claims process when damage is caused to the property. If you need to discuss your property manager immediately about an incident, contact, 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 repair of furniture, clothing, and other items, heat pumps, etc. You should consider purchasing your own insurance if you seek coverage for your personal property.

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 your own insurance to protect yourself from financial loss and third party liability. The Building Protection Fee does not make you a named party under the landlord's insurance policy.

\$11.00 per month



Property Description

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

Welcome to this lovely studio apartment located in the desirable University Park area, right across the street from the beautiful Observatory Park. The open floor plan seamlessly connects the kitchen to the living area/bedroom, creating a comfortable living space. Inside, you'll find essential appliances including a refrigerator, stove, oven, and garbage disposal, ensuring all your culinary needs are met. Convenient on-site laundry facilities with shared facilities are located on the main floor of the building for your convenience. The location of this property is unbeatable, as it is just minutes away from Old South Pearl Street, offering a variety of shops, bars, and restaurants. Additionally, the countless amenities on South Broadway are within easy reach. Commuting is a breeze with quick access to I-25, and a short drive will take you to the DTC, Downtown Denver, and beyond. Don't miss out on this fantastic opportunity to live in this studio apartment in a prime location. Apply now and enjoy the convenience and excitement of living in University Park!

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:

- \$100 RUBs(all utilities)

- \$35 parking

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.

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

Evernest - Denver

Office Location

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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.

In Evernest we are always looking for improvements! If you notice any habitability or safety concerns in this property, please let us know. Reach out to us with photos via e-mail.

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.

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.

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 the exact price and deposit required; this information is posted on Tenant Turner's website, as well as our Evernest website.
5. Evernest will never ask you to wire money nor remove the key from the Smart Digital lockbox in order to move in.

Amenities: Refrigerator, Stove, Oven, Garbage-Disposal

Restrictions

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

Date Available: Immediately