



Larimer County Rental Property Resources

This packet provides a general overview of some of the rental resources available in Larimer County. Please refer to this as a starting point in your housing search. **For more information, visit:** www.N2N.org

Fort Collins Office

Affordable Housing &
Home Ownership Programs
1550 Blue Spruce Dr.
Fort Collins, CO 80524
970-484-7498

Loveland Office

Renter Program &
Home Ownership Programs
1511 E. 11th St.
Loveland, CO 80537
970-663-4163

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Fort Collins Rentals

Property Information	Rent Range	Bedrooms	Accepts Housing Voucher	Income Requirements	Deposit	Lease Term	Utilities to Pay	Application Fee	Criminal Background Policy	Credit Policy	Pets	Handicap Accessible
Advantage Property Management 155 E. Boardwalk #425, Ft. Collins 80525 (970)214-8559 advantagepropertymgmt.net	\$950-\$3000	1 to 6	Yes	2x rent; otherwise need cosigners	1 month's rent or double deposit	12 months	Varies	\$45 per adult over 18 years old	Denial of felonies (no violent or drug) within 5-7 years	Case by case	Varies	Somewhat; not truly ADA
All Property Services, Inc. 1630 S. College Ave. Ft. Collins 80525 (970)224-4446 allpropertyservices.com	\$900-\$2200	Studio to 4	Yes	3x rent	1 month's rent	6-12 months	Varies	\$30	Case by case	Case by case	Yes- restrictions	Few
Arbors at Sweet Grass Apartments 1720 Kirkwood Dr., Ft. Collins 80525 (970) 221-0945 arborsatsweetgrass.com	\$1100-\$1500	1 to 2	No	2.5x rent	\$300, depending on credit	3-12 months	All	\$15.25	Case by case	No bankruptcies or outstanding landlord debt	2 pet max. Breed restrictions, \$200 deposit, \$200 fee; \$40 per month per pet	Some
Alvista Harmony 2002 Battlecreek Dr., Ft. Collins 80528 (970) 229-1882 alvistaharmony.com	\$1200-\$2100	1 to 3	Yes	3x rent	\$250-\$350	12-15 months; 6 month lease option	All	\$15	Case by case	Not owing prior landlord, more pos than neg credit, good credit to income ratio	Up to 2 pets. Breed restrictions; pet rent, \$200 deposit	Some
Armadillo Property Management 521 N. Taft Hill Rd. Ft. Collins 80521 (970)482-9293 rentfortcollins.com	\$800-\$3000	Studio to 5	Yes	2x rent	Varies	12 months	Varies (Most pay all)	\$40 per adult	Case by Case	No evictions, No money owed to past Landlords. 600+ credit score, consider 550+	Varies	Few
Astride A Starship 714 Remington St., Fort Collins 80524 (970) 219-8162 astrideastarship.com	\$495-\$1100	Single room occupancy	No- Sometimes	2x rent	1 month's rent	3 months (COVID-19 Month to month)	None	\$25-35	No felonies	Will work with people as long as they meet income guideline and fit criminal policy	No	No
Brookview Apartments 1717 Welch St., Ft. Collins 80525 (970)493-4250 oldtownsq.com	\$997-\$1237	1 to 3	Yes	3x rent	\$495	3 to 12 months	Cover trash only, all others are tenant's responsibility	\$40	Denial of less than 5 year old criminal record	Denial of any evictions less than 7 years ago, Credit score 575+, not owing previous landlord	Cats and dogs only. \$300 deposit, \$25 per pet in pet rent	Few

Legend:

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***Buffalo Run Apartments 1245 E. Lincoln Ave., Ft. Collins 80524 (970)224-0881 buffalorunapartments.com	\$820-\$1599	2 to 3	Yes	2x+ based on occupants; 2.5x market	\$500-\$600	12 months	All; most included for affordable	\$22 per adult	Case by case; no major felonies	Case by case; don't owe prior landlord	Up to 2 pets. Breed Restrictions.	Yes
***Bull Run Townhomes 820 Merganser Dr., Ft. Collins 80524 (970)221-0124 bullruntownhomes.com	\$1032-\$1631	2 to 4	Yes	2x Rent	\$500- \$700	12 months	Gas, Electric	\$22	Case by case	Case by case	Up to 2 pets. Breed Restrictions; \$200 deposit for 1st pet, \$100 for second, fees: \$250, then \$150, then monthly fee of \$40	Some
Campus Crossing at Ram's Point 2550 W. Elizabeth St., Ft. Collins 80521 (970)416-7610 campusapts.com	\$645-\$750 (per bed; cannot rent entire apartment)	2 to 4	No	3x rent	\$200	10 or 12 months Leases only start in Aug.	Gas, Electric	\$15	No misdemeanors or felonies	> 600 Credit score- No evictions	Yes - breed/weight restrictions, \$25 pet rent and \$200 deposit apply	Some
Capital Consultants of Colorado 3030 S. College Ave. #203, Fort Collins 80525 (970)225-9664 ccc4rent.com	\$985-\$2250	2 to 4	Yes	Varies, probably at least 1.5	1 month's rent	6 or 12 months	Gas and Electric	\$40	Case by case; willing to discuss	Case by Case; at least 550-600 credit score; Prefer no eviction and no owing landlord	Varies	No
***CARE Housing Properties 1303 W. Swallow Rd., Ft. Collins 80526 (970)282-7522 carehousing.org	\$484-\$1250	2 to 3	Yes	2.5x rent	\$750	12 months then month to month	Gas, Electric, and excessive traah	\$100 reservation deposit ; \$35 fee	> 5 years since felony; may still not qualify	No money owed to landlords or utilities	Up to 4 Pets; \$350 deposit per animal	Yes

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***Caribou Apartments 4135 Verbena Way, Ft. Collins 80525 970-223-9300	\$473-\$1202	1 to 2	Yes	Varies	\$350	1 year	Gas, Electric, TV/Internet	\$18.60	5 year drug and violent; dispensing meth or amphetamines, sex offender, murder	550+ (double deposit if lower), no eviction	2 Pet max - breed restrictions, pet rent and deposit apply; \$50 fee, \$30 pwe month, \$350 deposit per pet	Some
Cavalier Apartments 519 S. Meldrum St., Ft. Collins 80521 (970)484-5837 meldrumproperties.com	\$1100-\$2600	2 to 4	Yes	3x rent	1 month's rent	11 months	Electric	\$25	No felonies	No landlord debt	No Pets	No
***Country Ranch 2921 Timberwood Dr., Ft. Collins 80528 (970)377-2223 countryranchapartments.com	\$1256-\$1454	2 to 3	Yes	2.5x rent; varies with amount of people	\$500 to \$600	12 months	Gas, Electric	\$22	Case by case	Combination; debt to income ratio, additional deposit for low credit; flexible	2 Pet max. Breed Restrictions; \$40 per pet, \$300 deposit	Some
Drake Manor Management 2821 Remington St., Suite 100, Ft. Collins 80525 (970)493-4052 drakemanor.com	\$1200-\$1950	2 to 4	Maybe	Case by case	1 month's rent	12 months	All	\$50 per adult	No felonies	600+ credit score or will work with tenant	\$500 deposit per pet	Some
Evergreen Property Managements, Inc. 1000 Driftwood Dr. Suite A, Ft. Collins 80525 (970)226-5600 ftcrent.com	\$800- \$2,500	Studio to 5	Yes	3x rent	Usually 1 month's rent	12 months	Varies	\$55 per adult	No felonies within 5 years, no murder, sex offender, or meth charges	Case by case	Varies	Some
Faith Property Management 300 E. Boardwalk Dr. 6-B, Ft. Collins 80525 (970)377-1626 faithproperty.com	\$850-\$2550	1 to 4	Yes (rarely available)	2-3x rent	1 month's rent	6-12 months	Varies	\$60 per family	No felonies	700+ credit score, No recent evictions, Varies	Varies; 2 pets	Varies
***Fox Meadows Apartments 3644 Timberline Rd., Ft. Collins 80525 (970)226-5611	\$1275-\$1399	1 to 2	Yes	2x rent	\$350	6-12 months	Gas, Electric	\$18.60	Case by case	Less than 550 credit No current money owed to landlords. No evictions.	2 pet max. breed restriction, up to 50lbs combined	Some

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Governor's Park Apartments 700 E. Drake Rd. #H2, Ft. Collins 80525 (970)493-3030 liveatgovernorspark.com	\$1175-\$1415	Studio to 2	Yes	3x rent	\$300	6-12 months	All	\$34	Case by case, 3rd party scan	Case by case, 3rd party scan	2 pet max, breed restrictions; \$300 fee, \$40 a month per pet	Some
(Trinity Properties Consultants) The Habitat at Fort Collins 2736 Raintree Dr., Ft. Collins 80526 (844) 200-7990 www.thehabitatatfortcollins.com	\$1250-\$1470	1 to 2	No (Sometimes)	2.5x rent; guarantor is 5x	\$300+ based on credit	3-15 months	All (billed for all but electric)	\$13	No felonies or misdemeanors	No bankruptcies or outstanding landlord/utility debt	2 pet max; no caged pets, breed restrictions; Pet rebt \$25, \$300 fee per pet	Some (bathroom is a tub not a shower)
Henderson Management & Real Estate 3030 S. College Suite 210, Ft. Collins 80525 Leasing office: (970) 308-8972 hmre.net	\$450- \$3200	Studio to 5	Yes	3x rent	1 month's rent	12 months	Varies	\$60 per adult	No felonies, sex crimes, restraining orders, current warrants or a history of multiple misdemeanors	No poor credit, unpaid bills or loans, a history of late payments, or a prior eviction from a property	Yes- restrictions; Varies	Varies
Heritage Park Apartments 1742 Heritage Cir., Ft. Collins 80526 (970)221-2015 livingatthepark.com	\$1099-\$1799	1 to 4	Yes	2.5x rent	\$500-\$1000	6 to 12 months	All, renter insurance required; get excel gas, cable, wifi in their name	\$43	7 years, no violent or sex offenses , case by case	bankruptcies, evictions, debt to income ratio	2 pets per unit, breed restrictions; \$200 deposit, \$200 fee, \$35 pet rent; changes with additional pet	Few
KC Properties 4429 Stover St., Ft. Collins, 80525 303-819-0939	\$900-\$1400	1 to 3	Yes	3x rent	1 month rent some plus \$200	12 months	Varies	40 per adult	Case by case	Case by case; prefer no recent eviction or bankruptcies; outstanding debts	Case by case	Nearly all have a few steps
KEVCO Real Estate 1124 W. Mulberry St., Ft. Collins 80521 (970)419-8881 kevco.com	\$825- \$2500	1 to 4	Yes	Based on entire household income	1 month's rent or \$2000 and carpet fee	12 months	Varies	\$40	No Felonies within 5 years; no violent or sexual crime	600+ credit score, No outstanding landlord debt, no evictions	Varies; 2 pets	

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Landmark Apartments 1050 Hobbit St., Ft. Collins 80526 (970)482-5740 landmarkapartments.net	\$1180-\$1755	1 to 3	No	2.5x rent	\$300	12 months	Electric	\$22	3 party scan, case by case	3rd party scan, case by case	Yes- breed restrictions, 2 pets max. cats and dogs; \$300 fee, \$30 per month, \$50 for two	Few
Max Flats 505 S Mason St, Ft. Collins, CO 80521 (970) 484-3454 Maxflatsfc.com	\$1146-\$2445	Studio to 3	Yes	3x rent	\$500	6-24 months	All (offer flat rate for all but electricity)	\$25 per occupant	Case by case	Looked at in context with application	2 Pet Max. 350 fee, \$35 per pet	Some
Miramont Apartments 4900 Boardwalk Dr., Ft. Collins 80525 (970)223-4940 miramontapts.com	\$1200-\$1400+ (changes daily)	1 to 2	No	2.5x rent	\$200 with approved credit	3-13 months	All	\$20	3rd Party Scan	3rd Party	2 cats or dogs, breed restrictions, monthly fees	Some-Adaptable
Mountain-N-Plains 375 E. Horsetooth Rd. Ste. 3-100, Ft. Collins 80525 (970)221-2323 mountain-n-plains.com	\$925-\$3300	Studio to 4	Yes	2.5x rent	1 month's rent	12 months	Some	\$40	No felonies	600+ credit score, no negative rental history, no open bankruptcy	Varies	Maybe
My House Property Services, Inc. 1302 Shields St. A 2-3, Ft. Collins 80521 (970)689-8803 myfortcollinshome.com	\$950-\$3600	Studio to 6	Yes	2.5x rent	Typically -\$100 than rent, will work with adverse conditions	1 year	Some include, varies	\$50 per adult, online \$55	Record 5 years prior not considered, registered sex offenders, homicide, stalking charges looked at	less than 620 credit score requires a cosigner	\$150 fee, no monthly fees, new pets will amend lease charge \$150	Adaptable
Myrtle Tree Contracting 1200 Muddler Ct #1, Ft. Collins 80526 970-310-4988	\$1000-\$1200	2 to 3	Varies	No more than 38% of income	1 month's rent	1 year	Varies, \$150/mo usually	None	Case by case	Case by case	Varies, nonrefundable pet fee, \$25/mo pet rent	No
***N2N Properties Affordable Housing (970)484-7498 n2n.org	\$875-\$1075	2	Yes	2x rent	1/2 of 1 month's rent	1 year	Electric, \$50-100	\$30	No felonies	No landlord or utility debt	Varies	No, mostly townhomes or upstairs apts

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***N2N Property- Coachlight 1550 Blue Spruce Dr. #1-68, Ft. Collins 80524 (970)484-7498 n2n.org	Subsidized	2 to 3	Section 8 complex	No	Varies	12 months	Gas, Electric	no fee	No felonies	No landlord or utility debt	No	No
New Colony Apartments 1917 S. Shields St., Ft. Collins 80526 (970)484-7754 newcolony.com	\$829-\$1300	1 to 4	No	2.5x rent	\$250	6 or 12 months	Gas, Electric	\$50	Case by case	Positive rental history	2 Pet max (Only one dog). Breed Restrictions are Case by Case	Yes
Old Town Square Old Town Sq., Suite 216, Ft. Collins 80524 (970)221-9332 oldtownsq.com	\$1067-\$1297	Studio to 2	Yes	3x rent	\$495	12 months	Some	\$40 per person	Case by case	600+ score, No Evictions, No Money owed to previous landlords.	Varies	Few
Pier Property Services 4501 Boardwalk Dr. #M126, Ft. Collins 80525 (970)223-1349 pierpropertieservices.com	\$950-\$1225	Studio to 2	Yes	No	1 month's rent	6-18 months	\$50 water/sewer; %10 trash; electric	\$50 per adult	No violent or sex offences	No Landlord debt unless payment arrangement	Yes- 2 Pet Max, \$45 monthly fee, \$500 deposit/pet	Varies
Pinecone Apartments 2212 Vermont Dr., Ft. Collins 80524 (970)226-4800 pineconeapts.com	\$1176-\$2400	1 to 2	No	2.5x rent	\$200	3-13 months	All	\$20 per adult	No felonies (drug, violence, sexual, fraud)	No landlord debt- No evictions, good debt to income ratio	Breed Restrictions, 2 max. \$35 per pet. \$200 deposit, \$200 fee for first pet	Yes
Poudre Property Services 706 S. College Ave. #202, Ft. Collins 80524 (970)224-9204 poudreproperty.com	\$745-\$2000	Varies	No	2x rent	1 month's rent	6 to 12 months	Varies	\$40	7 years since felonies	No money owed to Landlords or Utilities, No evictions	Varies	Varies
Preserve at the Meadows 350 Riva Ridge Ln., Ft. Collins 80526 (970)266-1894 thepreservecommunities.com	\$1236-\$1694	1 to 3	No	2.5x rent	\$300	3 - 13 months	All	\$50 per adult	Case by case; no sex offender no violent crime	3rd party scan; Case by case	Two pet max. Breed restrictions, \$200 fee, \$200 deposit	Yes

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***Ramblewood 155 Briarwood Rd., Ft. Collins 80521 (970)484-5559 ramblewoodapartmenthomes.com	\$980-\$1560	1 to 3	Yes	2.5x rent	300, varies with credit	6-12 months	Cable and internet	\$50 with \$150 admin. Fee	10 years since felony, No violent misdem.	No evictions, No money owed to Landlords. No more than 60% credit not good standing	2 pets allowed, Breed restrictions	No
(Trinity Properties Consultants) The Social at Stadium Walk 914 W. Lake St. #114, Ft. Collins 80521 (844) 203-7687 ramscrossing.com	\$1280-\$2395	Studio to 3	Yes	2.5x rent	2 months of rent	12 months	Electric	None	No felonies or more than 3 misdem.	Established rental and credit history	only cats unless registered support animal, \$300 deposit, and pet rent	Ground Level
(Trinity Properties Consultants) The Social West 1117 City Park Ave., Ft. Collins 80521 (844) 200-8092 ramscrossing.com	\$1012-\$1718	Studio to 2	No	2.5x rent	\$300, plus \$200 admin. Fee	12 months	Electric	\$13 per adult	Case by case, no violent misdemeanors, > 7 years since felony	case by case, sliding scale, rental history, bankruptcy > 7 years	2 pets allowed, breed restrictions, pet deposit and pet rent/ pet	Ground level
(Trinity Properties Consultants) Renew Foothills Apartments 2155 Orchard Pl #L67, Ft. Collins 80524 (844) 200-9739 renewfoothills.com	\$1310-\$2000	Studio-4	No	2.5x rent	\$300	3 to 15 months	Some	\$13 per applicant	3rd party scan; Varies	good debt to income, no bankruptcies, ourstanding collections	2 pet max; Breed Restrictions; \$300 deposit, \$25 monthly	Adaptable
Seasons at Horsetooth Crossing 1020 Wabash St., Ft. Collins 80526 (970)377-2077 theseasonsathorsetoothcrossing.com	\$1356-\$1810	1 to 3	No	No	\$500	3-15 months	All	\$19, holding dep \$200, admin fee \$200	No Felonies	Unknown	2 Pet Max; 160 lbs limit, breed restrictions, fee, deposit and pet rent	Ground Level
Somerset Apartments 451 Boardwalk Dr., Ft. Collins 80521 (970)226-0853 somerseaptps.com	\$1100-\$1425	1 to 2	No	2.5x rent	\$250	6 or 12 months then month to month	Electric	\$25 (must be 21+ years old)	No major felonies, case by case	No evictions, No landlord debt, No collections, Medical debt ok, School debt ok	2 pets - Breed restrictions; 75lb max; \$300 deposit	Yes

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Springfield Court 3851 S. Taft Hill Rd., Ft. Collins 80526 (970)207-0155 www.mercyhousing.org	\$500-\$1485	1 to 3	Yes	2.5x rent	\$400-\$600	12 months, then month to month	Gas, Electric	25, \$100 holding fee	case by case	advises a consult	2 pet max. Breed restrictions, pet deposit and rent	Varies
Stegner Property Management, LLC 1213 Montgomery St., Ft. Collins 80526 (970)420-2191 stegnerrentals.com	\$900-\$3000	Single family homes	Yes	3x rent	1 month's rent	12 months	All	\$55	> 5 years since felony	Scoring system on website based on credit, rental history, income employ, and criminal background	\$300 deposit, mostly refundable	Varies
Stone Creek Apartments 1225 W. Prospect Rd., Ft. Collins 80526 (970)221-5328 stonecreekapartmenthomes.com	\$1081-\$1316	1 to 2	No	2.5x rent	\$300	3-13 months	All	\$22	3rd party scan; convictions physical harm and sex offenses	Case by case; no owing money to other landlords	2 pet max. Cat and dogs; Breed restrictions \$300 fee	Yes
Sunburst Property Management 2101 Clydesdale Dr., Ft. Collins 80526 (970)224-9312 sunburstfortcollins.com	\$1200-\$2500	2-4	No	No	1 month's rent	12 months	All	\$35	case by case, background check	Case by case, looks for 600+, no evictions or money owed to landlords	No	No, sometimes
TBC Property Management 1504 W Prospect Rd., Ft. Collins 80526 (970) 224-0852 http://www.tbccprop.com/home.html	\$900-\$2100	2 to 5	Yes	2.5x rent	1 month's rent +100	12 months	Varies	\$40	No violent or sex offences.	No current money owed to landlords. No evictions.	Varies	No
Terra Vida 3707 Precision Dr., Ft. Collins 80528 (970)493-5000 Terravida@echelonpg.com	\$1290-\$1696	1 to 2	Yes	2.5x rent	\$500	3-14 months	All and Renters Insurance	\$19	No Felonies. No violent or sex offences. No meth, sex offense, violent crime	Case by case; Poor credit could require larger deposit.	2 Pet max. Cats and dogs; Breed restrictions; \$100 dep, \$300 fee; \$35 rent	Yes
Touchstone Property Management 2850 McClelland Dr. #1000, Ft. Collins 80524 (970)223-5000 touchstone-property.com	\$895-\$2600	Studio to 6	Varies	35% rent to income, nothing to exceed	1 month's rent	12 months	Varies	\$45	No felonies	No unpaid collections, no evictions, no bankruptcies	Varies	Varies

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***Villages Ltd. 920 S. Taft Hill Rd., Ft. Collins 80525 (970)416-2460 villagesfortcollins.org	\$440-\$1495	1 to 3	Yes	2.5x rent	\$400- \$600	12 months then month to month	Varies, gas, electric, and excess trash generally	\$25	Case by case, metric system	case by case	2 Pet Max (up to 100lbs combined). Breed Restrictions. \$300 Deposit for 1 and \$30 rent	Varies
Whispering Pines Apartments 515-525 E. Drake Rd., Ft. Collins 80525 (970)223-3508 https://www.whisperingpinesfortcollins.com/	\$1150-\$1650	1 to 3	Yes	2.5x-3x rent	500 (2 months rent for bad credit)	6-12 months	All	\$21.50	No felonies	No Evictions; case by case	No Cats. Breed and size Restrictions on dogs; \$35 per month, \$250 deposit	Yes
***Woodlands Apartments 1025 Wakerobin Ln., Fort Collins 80526 (970)207-1190 woodlandsfortcollins.com	\$787-\$1312	1 to 3	Yes	2x rent minimum	\$300	12 months	Gas, Electric	\$20.76	3rd party scan; case by case	3rd party scan; no evictions or landlord debt	2 pet max. \$300 deposit per per (\$150 refundable); \$25 per months per pet	Many
Youle Realty 3307 S. College Ave. Suite 209, Fort Collins 80525 (970)204-1139 youlerealty.com	\$1100-\$2300	1 to 4	Yes		1 month's rent	12 months	Some	\$40				

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All Property Services, Inc. 1113 N. Cleveland Ave. (970)613-4446 allpropertyservices.com	\$900-\$2500	Studio to 5	Yes	3x rent	1 month's rent	6-12 months	Varies	\$30 per 18+ person	Case by case; No Sex Offenders	No evictions or landlord debts	Breed restrictions; varies	Few
Armada Properties 1751 Wilson Ave. Loveland 80538 (970)667-7772 www.armadaproperties.com	\$750-\$2000	1 to 4	Yes	2.5x rent	Varies; \$500-rent	6-12 months	Varies	\$20 per adult	No violent, drug, or sex offenses	No past evictions, no disputes, no bankruptcies past 5 years; case by case credit	Varies	2 properties
***Ashley Estates 643 Eden Garden Dr. Loveland 80538 (970)800-4157 www.pedcormanagement.com/Complex.aspx?Id=281	\$945 to \$1300	1 to 3	Yes	Income restrictions based on HUD	\$250+ based on credit score or surety bond	12 months then month to month or 12	Electric, gas, cable, phone, and internet	13 per adult	No sex offences; case by case	Minimum 525 credit; no landlord debt/active payment plan in place; case by case	2 pet max. Combine 50 lbs max; \$100 deposit, \$150 fee, \$25 pet rent	Yes- 4 units
Astride A Starship 714 Remington St., Fort Collins 80524 (970) 219-8162 astrideastarship.com	\$495-\$1100	Single room occupancy	No- Sometimes	2x rent	1 month's rent	3 months (COVID-19 Month to month)	None	\$25-35	No felonies	Will work with people as long as they meet income guideline and fit criminal policy	No	No
***Autumn Lake Apartments 574 E. 23rd St Loveland 80538 (970)593-0705 https://www.autumnlakeapartmentsloveland.com/	\$1360-\$1550	1 to 2	Yes	2x rent	\$300	12 months	Cable	Unknown	Case by Case	No evictions	Yes	Yes
The Buttes Apartments 1391 N. Wilson Ave., Loveland 80537 (970)622-0345 echelonrents.com/the-buttres	\$1312-\$1555	1 to 2	Yes if they qualify	2.5 x rent	\$300-400 with approved credit	3-15 Months	All	\$19 per adult	No felonies; will consider non sexu or violent offenses	No landlord debt and no bankruptcies	2 pet max. <80 lbs combined. Dog Breed Restrictions.\$30 per pet rent, \$100 deposit, \$200 fee	Yes
Dennis Theirs (970)988-8272	\$1,400	2	Yes	Case by case	1 month's rent	12 months then month to month	None	No	Case by case	Prefers previous landlord references; doesn't do credit checks	No animals	No

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Loveland Rentals

Property Information	Rent Range	Bedrooms	Accepts Housing Voucher	Income Requirements	Deposit	Lease Term	Utilities to Pay	Application Fee	Criminal Background Policy	Credit Policy	Pets	Handicap Accessible
***Downtown Loveland Properties Mat Dinsmore (970)290-1001/ deeez20@hotmail.com	\$1000-\$1400	1 to 3	Yes	No	1 month's rent	12 months	Varies	No	No sexual or violent	No credit check	Varies	Yes
Eagle Ridge 5275 Hahns Peak Dr., Loveland 80538 (970)278-1818 www.liveeagleridge.com	\$1150-\$3000	1 to 2	Yes if they qualify	3x rent	\$300-1500 based on credit	3-13 months	All	\$15.25 per adult	No felonies or violent misdemeanors	Case by case; no rental collections or evictions	Yes- 2 pets max. breed restrictions; \$300 deposit, \$100 fee per pet, \$40 per pet	Few
Faith Property Management 300 E. Boardwalk Dr. 6-B, Ft. Collins 80525 (970)377-1626 faithproperty.com	\$850-\$2550	1 to 4	Varies	2x rent	1 month's rent	12 months or month to month for some	Varies	\$50	No felonies	Varies - No recent evictions	Yes- 2 pet maximum	Yes
Foothills Apartments 1913 W 15th St, Loveland 80538 970-669-7850	\$1,295	2	No	3x rent	1 Month's rent	12 months then month to month	Gas, Electric	35 per adult	No felonies, violent or sex offenses,	No outstanding collections	No	Few-Adaptable
Henderson Management & Real Estate 5110 Granite St. D Loveland, CO 80538 General (970)663-6311 Leasing/Showings (970)776-3021 hmre.net	\$650- \$3200	Studio to 7	Yes	3x rent	1 month's rent	12 months	Varies	\$50	No felony, No sex offenses, No multiple misdemeanors, No warrants	No evictions- No landlord debt- No outstanding utility bills	Yes- restrictions	Varies
IDC Development, Taj Mahall and Washington Properties 2312 North Lincoln Ave Loveland 80538 (970)556-1558	\$1000-\$1500	1 to 2	Yes	2.5 x rent	1 month's rent	12 months	All	\$40 /adult	Case by case	Case by case	Yes - No large dogs	No
Lake Vista: Centerra 2235 Rocky Mountain Ave., Loveland 80538 (970)622-9787 www.lakevistacenterra.com	\$1214-\$2032	Studio to 3	No	2.5x rent	500 based on credit	3-15 months	All	\$22 per adult	No violent felonies or Sex offenses. Varies on misdemenors	3rd Party Scan	Pet Deposit Up to 2 animals breed restrictions; \$40 per month, \$300 fee	Yes
Lincoln Place Apartments 325 E. 5th Street, Loveland 80537 (970)461-8000	\$1175-\$2139	Studio to 3	No	2.5x rent	\$250	3-17 months	All	\$50	No Sex Offences. No felonies	No open bankruptcies. No landlord debt	Up to 2 pets No aggressive breeds.	Yes

Legend:

***Affordable Housing Properties

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Updated 04/2021

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Property Information	Rent Range	Bedrooms	Accepts Housing Voucher	Income Requirements	Deposit	Lease Term	Utilities to Pay	Application Fee	Criminal Background Policy	Credit Policy	Pets	Handicap Accessible
***Loveland Housing Authority 375 W. 37th St. Suite 200, Loveland 80538 (970)667-3232	\$500-\$1300+	Studio to 3	Yes	20% AMI	1 months rent	12 months then month to month	Varies	No	No felonies (but can be argued)	No landlord debt or evictions	Varies; Most require 504, rest require a pet deposit	Some
***Madison Avenue Apartments 1292 E 6th Street, Suite 14 Loveland, CO 80537 (970) 669-3271 www.rhf.org/location/madison-avenue-apartments/	\$1059-\$1468	1 to 3	Yes	1.5x rent	1 month's rent	12 months	Internet/ Cable	None	No registered sex offenders or felonies within 7 years	Case by case; don't consider medical bills	1 pet per unit, maximum of 25 lbs. \$150 deposit, \$20 pet rent	No
***Park View Gardens Apartments 1 Aspen Dr., Loveland 80538 (970)667-6230	\$883-\$1375	Studio to 3	Yes	2x rent	1 months rent	12 months	None	\$35	No felonies, violent, sex, or drug crimes	No Evictions	No Pets	Yes
Peakview at Horseshoe Lake 341 Knobcone Dr., Loveland 80538 (970)461-4957 www.liveathorseshoelake.com	\$1342-\$2096	1 to 3	Yes	2.5x rent	\$400	3-13 months	All	\$50 per adult	No felonies, Case by case	No evictions	Yes- breed restrictions	Yes
***Pier Property Services 4501 Boardwalk Dr. #M126, Ft. Collins 80525 (970)223-1349 pierpropertieservices.com	\$875-\$1225	Studio to 4	No	3x	1 month's rent	6-18 months	Varies	\$40	No felonies	No Evictions. No landlord debt.	Yes- 2 Pet Max. Monthly fee.	Varies
Rainbow Property Services (970)308-4096	\$1000-\$1500	1 to 3	Yes	No	1 month's rent	6-12 months	Varies; Always electric	\$50	No violent or sexual crimes	Case by Case	No Cats. Dogs must be under 30lbs.	Few
Real Living 1st Choice Real Estate 1661 N. Estrella Ave., Loveland 80537 (970) 669-9696 1stchoicerealtors.propertyware.com/index.html	\$600-\$2600	Studio to 5	No	2.5x rent	1 month's rent	12 months	Varies	\$45	Case by case	600 score or higher	Varies	No
***Reserve at Centerra 4264 McWhinney Blvd., Loveland 80538 (970)613-1100 www.reserveatcenterraapartments.com	\$1274-\$1470	2 to 3	Yes	2x rent	\$500 to \$600	12 months	Gas, Electric	\$22 per adult	3rd Party Scan	3rd Party Scan	Yes- breed restrictions, 2 pets max; \$40 per pet, deposit and fees	Some
Thompson Valley Apartments 1451 10th St. SW, Loveland 80537 (970)292-8737 www.mtimmm.com	\$1140-\$1570	1 to 3	No	3x rent or cosigner	\$500-\$525	12 months	All	\$45	No felonies, No sex or drug offenses	Credit score under 575 requires co-signer. No money owed to past landlords.	Yes- 2 Pet Max. Up to 50lbs. Breed restrictions	Varies

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Touchstone Property Management 2850 McClelland Dr. #1000, Ft. Collins 80524 (970)223-5000 touchstone-property.com	\$895-\$2600	Studio to 6	Varies	35% rent to income, nothing to exceed	1 month's rent	12 months	Varies	\$45	No felonies	No unpaid collections, no evictions, no bankruptcies	Varies	Varies
***Waterford Place Apartments 795 14th St. SE, Loveland 80537 (970)667-3111	\$1050-\$1600	2 to 3	Yes	2.5 x rent	\$500-\$600	12 months	Varies	\$35-\$45	No sex or drug offenses, case-by case	Case by case	2 Pet Max; Breed/weight Restrictions	Yes
Winslow Taylor 3518 Butternut & 2306 S. Colorado Loveland 80537 (720)936-1854	\$950-\$995	2	Yes	Will verify income	1 month's rent	12 months	All, not water	No	No violent or sex offenses, case-by-case	No landlord debts, case-by-case	Varies	No

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Larimer County Mobile Home Communities

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Property Information	Spaces	Monthly Lot Rent Price Range (in addition to home purchase costs)	Bedrooms	Purchase Price Range	For Rent Price Range	Deposit	Accepts Housing Voucher	Year of Home Accepted	Amenities	Occupancy Limits	Application Fee	Criminal Background Policy	Credit Policy	Pets	Age Requirement
Alpine Vista Mobile Home Park 6069 Golden Willow Court, Loveland, CO 80538 (970) 663-4655	122	\$800	Generally 2	Varies	N/A	\$500	No	No more than 10 years old	None	Limit of 2 residents per bedroom and 1 in the living room	\$35/applicant	Yes	Yes	2 pets, breed restrictions	18+
Apple Ridge Mobile Home Park 221 W. 57th St., Loveland, CO 80538 (970) 667-4389 Adjacent to Cherry Ridge	201	\$700 which includes trash	2 to 3	\$35,000 +	N/A	1 month's lot rent	TBD	Approx. 2000	Club house, pool, basketball court, playground, sand lot, patio with picnic table, snow removal	Limit of 2 residents per bedroom	No fee	Yes	Yes	2 pets; dogs limited to 14" from shoulder to ground or smaller	55+
Aspen Mobile Home Park 400 S. Overland Trail, Fort Collins, CO 80524 (970) 416-7368	36	\$615 which includes water/sewer. Trash is billed.	2 to 3	Varies	N/A	1 month's lot rent	None at this time, would follow all laws	Varies	None	None stated	\$40 per application	Yes, follow state and federal laws	Yes, through Transunion	Breed restrictions	18+
Berthoud Mobile Home Park (formerly Sunshine Acres) 227 N. 2nd St., Berthoud 80513 (970) 532-4536	35	\$560 for existing tenants. \$685 for new residents plus water, sewer and trash.	Varies	For sale by owner	N/A	1 month's rent	No	1997 or newer	None	Limit of 4 residents	\$23 per adult	No felonies	Case-by-case	Breed restrictions. 2 dog max.	No
Blue Spruce Village 230 2nd St, Berthoud, 80513 (970) 344-5564	96 (includes 3 rentals)	\$550	3-Feb	\$85,000 and above	Three rentals run from \$1,800 for a single-wide to \$1,950 for a double-wide	Yes, determined with resident	No	NA -- all homes stay in the park	Snow removal	2 adults per bedroom, limit of 2 cars	None, although background check is \$15 - \$30	Yes, no recent violent or criminal offenses; other offenses analyzed	Consider ability to pay rent	Generally no, although some exceptions may be made	18+



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Blue Spruce Mobile Home Park 2730 N. Shields St., Ft. Collins 80521 (970) 221-3723	25	\$500	Generally 2	\$27,000+	Trailer rent \$1,000/month. Includes water, sewer, electric and trash. Income 3x Rent	1 month's rent	No	Must be post-1970 and then depends on condition	None	Residents limited to number of bedrooms plus one (e.g. for two bedrooms, three people)	No fee	Case-by-case	No credit policy; verifies employment	No pets	18+
Brymar Mobile Home Park 1166 Madison Ave., Lot 124, Loveland, CO 80537 (970) 669-2727	108	Existing residents: \$710 for single; \$725 for double. New residents: \$820	Varies	For sale by resident	N/A	\$200 plus first and last month's rent	TBD	No requirements	None	No limits	\$40 per applicant	Yes	600+ credit score	2 pets; dogs limited to 12" from shoulder to ground or smaller	55+
Cherry Ridge Mobile Home Park 221 W. 57th St., Loveland, CO 80538 (970) 667-4389 Adjacent to Apple Ridge	108	\$700 which includes trash	2 to 3	\$35,000 +	N/A	1 month's lot rent	TBD	Approx. 2000	Club house, pool, basketball court, playground, sand lot, patio with picnic table, snow removal	Limit of 2 residents per bedroom	No fee	Yes	Yes	2 pets; dogs limited to 14" from shoulder to ground or smaller	18+
Clover Leaf Mobile Home Park 4412 E. Mulberry, Ft. Collins 80524 (970) 482-8614	390	\$517 to \$610	2 to 3	Varies, for sale by owner	N/A	\$611	No	1976 or newer	Club house, park, extra parking, RV storage	Limit of 2 residents per bedroom	\$25	Yes	Yes	Maximum 2 pets, restrictions on dogs, no fee	18+



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Collins Aire Mobile Home Park 401 N. Timberline, Ft. Collins 80524 (970) 493-1611 SALE PENDING TO LEGACY COMMUNITIES	328	\$560 - \$570 plus water and sewer of \$26	1 to 5	For sale by owner	N/A	1 month's lot rent plus \$10 key deposit	No	Generally 1997 or newer	Pool, clubhouse, street snow removal in winter, irrigation water	Variable	\$25	No criminal background check	Employment history, credit, rental history verified (case-by-case)	\$50 pet fee, limit of 2 dogs	No
Columbine Lodge Mobile Home Park 9940 Poudre Canyon Highway, Bellvue, CO 80512 (970) 484-3013	14 cabins and trailers, all rentals	NA	Depends on unit	NA	\$900 - \$1500 including utilities	First and last months' rent	No	NA	Campground	Depends on size of unit	None	No	No	Yes, if friendly and spayed/neutered	18+
Cottonwood Mobile Home Park 1330 Laporte Ave., Fort Collins 80521 (970) 482-3319	12	NA - all units are rentals	1 to 2	NA	Generally \$500 - \$700	\$500 plus last month's rent	Yes	NA	None	Generally 2 per bedroom	No	Run check, criteria is case-by-case	No	1 pet approved case-by-case	No
Davies Mobile Home Park 1648 E. Douglas Rd, Ft. Collins, CO 80521 (970) 682-5522	26 units, about half are rentals and half are lots	\$550/month	2 - 3 bedrooms	Ranges - likely in the \$20k range	\$1,400-\$1,500; structured as a "rent-to-own"	1st month's rent	No	Must be in good condition	None	Immediate family and limited to two automobiles	\$50 for background check	No violent crimes or sex offenders	No but must show ability to pay rent; typically, income of 2x rent	No pets.	No
Foothills Mobile Home Park 4801 W. County Rd. 38 E, Ft. Collins 80524 (970) 402-6316	30; however, park is under renovation by new owner so only 15 now	\$410	1 to 2	\$120,000 - \$160,000 for newer homes	\$495 - \$750/month currently if available	TBD by new owner; likely 1 month's rent	TBD by new owner	Good condition	None	No set limits; however, vehicles are limited to 2 per home. An extra fee is charged for a third vehicle.	Yes, TBD by new owner	Yes	Yes	Pets permitted; restrictions on dogs;	No



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Fort Namaqua Mobile Home Park 3105 W. Eisenhower Blvd., Loveland, CO 80537 (970) 593-2401	7	\$500	Generally 2	Up to \$75,000	N/A	None	No	Near new	None	4 individuals	No fee	Yes	Yes	Indoor pets permitted	No
Harmony Village 2500 E Harmony Rd. Ft. Collins, CO 80528 (970) 226-2197	486	\$797 for existing residents, \$945 for new residents	2 to 4	\$20,000 - \$150,000	N/A	1 month's rent	No	1985 +	Club house, pool, playground, RV storage, soccer field, basketball court, Boys/Girls Club activities	Subject to City of Fort Collins limits	No fee	No sex offenders or significant criminal activity	550+ credit score	Up to 2 dogs, 35 lb. weight limit	No
Hickory Village 400 Hickory St., Ft. Collins 80521 (970) 493-3089	204	\$590 for existing residents, \$725 for new residents	1 to 3	For sale by owner \$30,000-\$100,000	N/A	1 month's rent	None currently but would accept	New units no more than 20 years old	Trash provided, other amenities to be added in 2022	Resident choice as long as everyone over 18 is approved	\$25/adult, maximum \$50	Case by case; no drugs or crimes against children	No past evictions	Yes, maximum height to shoulder 14 inches, \$10 per pet per month	18+
Highland Manor Mobile Home Park 301 Spaulding Ln., Ft. Collins 80521 (970) 227-8388	67	\$450 includes water, trash, sewer	N/A	Must purchase and bring home	12 rental units with rent at \$650 - \$850/month depending on size of unit. Resident pays utilities.	No deposit on lot lease; for rentals, deposit is one month's rent plus a damage deposit equal to one month's rent	No	Generally 2000 or newer and good condition, must be wood-sided with gable roof	Snow removal when there is more than 3 in.	Typically 2 since it is a retirement center	No	Case-by-case	Determined by interview	Up to 2, medium size dogs. \$15/mo. extra mo. per pet	55+
Hitching Post Mobile Home Park 6640 N. County Rd. 15 Fort Collins, CO 80524 (970) 689-0621	13	\$500	2 to 3	No recent transactions	\$800 - \$1,250	Yes, TBD if there is an opening	None requested	No recent transactions	None	2 residents per bedroom	None	Yes	Yes, consider ability to pay	Must receive permission	18+



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Homestead Mobile Home Park 323 S.W.42nd St, Loveland Co 80537 (970) 667-8294	34	\$385	Generally 2	No recent transactions	N/A	Currently \$150 but likely to increase	No	No recent transactions	None	None stated	None	Yes	Yes, consider ability to pay	small dogs that receive approval	18+
Lago Vista Mobile Home Park 420 E. 57th St. Loveland, CO 80538 (970) 669-1565	300	\$561; resident pays water, sewer and trash	Varies	For sale by resident	N/A	\$450	No	Good condition	Pool, club house	Yes, inquire with manager	None	Yes	620+ credit score	1 dog, inside cats, no fee	18+
Loma Vista Mobile Home Park 1801 W. 8th St., Loveland, CO 80537 (303) 931-8507	5	2 rental pads - \$400 - \$550	Generally 2	NA	\$880	No	Would consider	NA	None	None	\$40 for credit/background check	Yes	Yes	Yes, breed restrictions and dogs must be more than 2 years ago	No
Loveland Manufactured Home Community 4105 Garfield Ave. #110, Loveland 80538 203-0514	112	\$751 for existing residents, \$893 for new residents	2 to 4	\$20,000 to \$150,000	N/A	1 month's lot rent	No	Units brought in must be 1998 and newer	RV and boat storage, playground, street snow plowing	2 per bedroom	No fee	> 10 years since felony, No violent or sex offenses	Credit score 650+, no previous evictions, 3x lot rent	Up to 2 dogs, 35 lb. weight limit	No
Meadowlark Mobile Home Park 605 W. 57th St., Loveland 80538 (970) 667-0218	69	\$550 single, \$575 double, not including utilities	2 to 3	For sale by owner	N/A	None	No	Prefer newer or based on condition	Street snow removal, tree trimming as required by state law, community room	2 residents, may be preapproved for guests	None	No sex offenders	Credit score 700+, applicant brings evidence of credit score or \$25 charge to run it	2 pet max; 30 lbs. weight limit, \$25/month fee per pet	55+
Montclair Lodge Mobile Home Park 1405 N. College Ave, Ft. Collins 80524 (970) 482-5452	9	Rental only	Typically 2	NA	\$700 - \$800	\$100 nonrefundable	No	NA	NA	Typically 2	None	Typically not done	Typically not done	No pets	No

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Mountain View Loveland Mobile Home Park 1212 Butte Rd, Loveland, CO 80537 (970) 667-1999	67, which includes 47 rentals	\$499	Typically 2	Unknown	\$1,275	\$499 plus a fee of \$31.09	Yes	No	None	Follow City guidelines	\$40 per applicant over the age of 18; \$45 fee for rental	Yes	Generally over 600 but will work with people	\$250 pet fee plus \$25/month per pet	18+ for lot rent; 21+ for rentals
North College Community 1601 N. College Ave., Ft. Collins 80524 (970) 484-1039	320	\$640 for existing residents, \$672 for new residents	1 to 3	\$15,000-\$72,500	N/A	\$200	No	No restriction	Dog park, free base cable, coin-operated laundry, annual BBQ, horseshoe pit	No	\$20	Case-by-case	650 Credit score or higher, case by case	2 small pets	55+, second person at 45+
Northstar 1700 Laporte, Ft. Collins 80521 (970) 815-5224	50	\$725 plus water. Also have 10 RV spaces at \$625/mo.	1 to 3	Resale value generally \$10,000 - \$40,000	A few rentals at \$1,000/month	1 month's rent plus \$75 electric deposit	Yes	Good condition	None	No	\$40	Yes	Credit check	2 dogs under 20 lbs., cats	18+
Overland Trails Mobile Home Park 3501 W CR 54 G, Laporte 80535 (970) 482-3319	16	NA - all units are rentals	1 to 2	NA	Generally \$500 - \$700	\$500 plus last month's rent	Yes	NA	None	Generally 2 per bedroom	No	Run check, criteria is case-by-case	No	1 pet approved case-by-case	No
Pinewood Mobile Home Park 235 N. 2nd St., Berthoud 80513 (970) 532-3205	37	\$500, tenant pays utilities and water	2 to 3	Bring own home	N/A	1 month's rent and last	Yes	Based on condition. Built in last 20 yrs.	None	2 adults, 3 children	Yes	Case-by-case; no child molesters	Case by case	Cats only, some dogs	No
Pleasant Grove 517 E. Trilby Rd., Fort Collins 80525 (970) 203-0514	113	\$711 for existing residents; \$866 for new residents	Varies	\$20,000 to \$150,000	N/A	1 month's rent	No	1998 or newer	Playground, soccer field, RV and boat storage at Loveland Manufactured Homes, street snow plowing	2 per bedroom	No fee	> 10 years since felony, No violent or sex offenses	550+, combined income 3x site rent	Up to 2 dogs, 35 lb. weight limit	No



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Poudre Valley Mobile Home Park 2025 N College Ave., Fort Collins 80524 (970) 482-8224	347	\$570	1 to 4	Varies significantly	N/A	1 month's rent	No	Based on condition	None	No	\$50 for one applicant; \$60 for 2; \$75 for 3; \$100 for 4	Case by case; no child molesters or drugs	Case by case; let go of medical	Yes, breed restrictions \$5/month per pet	No
Skyline 2211 W. Mulberry St., Ft. Collins 80521 (970) 482-4231	170	\$790, tenant pays utilities	Varies	Varies	N/A	1 month's lot rent	No	2000 or newer	Club house, pool, community garden, enclosed dog park, street plowing, mowing (not weeding), bulk cable	Varies	\$35 per applicant	"Crime free community"; if park rules agreement is broken, can be evicted	Varies	Yes, breed restrictions 2 pet max., \$10/mo. per pet; service pets no charge	55+
Stonecrest Mobile Home Park 1303 N. College, Ft. Collins 80521 (970) 667-3400	37	NA	NA	NA	Rent varies depending on size of unit. Contact the park.	NA	Yes	NA	Community garden	Follows all local, state and federal laws with respect to occupancy limits	\$40 per applicant	Does not rent to prospective tenants with a felony within the past five years. Follows all state and federal laws	Minimum FICO score of 650; follows all state and federal laws.	Depends on size of unit. Small units limited to one pet. For larger units, approval needed.	18+
Sunset Mobile Home Park 1700 Sandstone Dr. Loveland, CO 80537 (970) 669-5951	165	New residents - \$874	Varies	\$80,000 - \$140,000	N/A	None	No requests to date	None	Club house is planned; pavilions	None	None	Yes	Income of 3 times base rent	1 dog, inside cats, no fee	one person 55+; second person 45+



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Sylmar Place 1407 Sylmar Pl., Loveland 80537 (970) 667-3474	42	Existing residents \$600+, new residents \$700/mo.	Varies	\$70,000 to \$85,000	N/A	No	See application form	Based on condition	Snow plowing, recycling, currently sprinkler water but many change	Varies	\$30/person	Third party service	Assess ability to pay obligations	Yes, 2 dogs, <20lbs	55+
Terry Cove Mobile Home Park 221 W. Douglas Rd., Ft. Collins, CO 80524 (512) 796-7220	24	2 mobile home lots, \$250 month but could change if vacated	Generally 2	No recent transactions	\$650 - \$1,100	1 month's rent	None at present	NA	None	Immediate family only	\$35	Yes	Yes	2 pets less than \$15 pounds	None
Terry Lake Mobile Home Park 437 N US Highway 287, Ft. Collins, Co 80524 (970) 224-0503	24	\$750	1 - 3 bedrooms	No recent transactions	None	1 month's rent	None at present	NA	None	Immediate family only	\$35	Yes	Yes	2 pets less than \$15 pounds	None
Timber Ridge North 3717 S. Taft Hill Rd., Ft. Collins 80526 (970) 226-6036 Adjoins Timber Ridge South	295	\$711 lot rent Tenant pays utilities	1 to 4	\$45,000 - \$120,000	N/A	1 month's lot rent	Yes	None as long as compliant with company standards	Snow plowing, branch trimming, 2 basketball courts, 3 playgrounds, 2 pools, 2 club houses	Subject to City of Fort Collins limits	\$35 flat fee	Case-by-case	Case-by-case	Yes- breed restrictions + \$10/month per pet	No
Timber Ridge South 2300 W. County Rd 38 E, Fort Collins 80526 (970) 226-6036 Adjoins Timber Ridge North	304	\$711 lot rent Tenant pays utilities	1 to 4	\$45,000 - \$120,000	N/A	1 month's lot rent	Yes	None as long as compliant with company standards	Snow plowing, branch trimming, 2 basketball courts, 3 playgrounds, 2 pools, 2 club houses	Subject to City of Fort Collins limits	\$35 flat fee	Case by case	Case by case	Yes- breed restrictions + \$10/month per pet	No



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Vern's Mobile Home Park 4220 County Rd. 54 G (970) 493-3344	56	\$250 - \$400	2	Unknown	\$640/month	Up to \$400	No	None	None	2 adults, 3 children	None	No	No	\$7.50/month per dog with breed/size restrictions	No
Villas Mobile Home Park 3109 E. Mulberry, Ft. Collins 80524 (970) 344-5564	38 currently, adding 4 more	\$600 currently, expect increase for new residents	3	The park is installing newer homes; most will be \$100,000 or above	NA	Yes, determined with resident	No	NA -- all homes stay in the park	Snow removal and mowing	2 adults per bedroom, limit of 2 cars	None, although background check is \$15 - \$30	Yes, no recent violent or criminal offenses; other offenses analyzed	Consider ability to pay rent	Generally no, although some exceptions may be made	18+



Larimer County Mobile Home Rental Communities

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Property Information	Spaces	Monthly Lot Rent Price Range (in addition to home purchase costs)	Bedrooms	Purchase Price Range	For Rent Price Range	Deposit	Accepts Housing Voucher	Year of Home Accepted	Amenities	Occupancy Limits	Application Fee	Criminal Background Policy	Credit Policy	Pets	Age Requirement	Alpha Sort
Blue Spruce Village 230 2nd St, Berthoud, 80513 (970) 344-5564	96 (includes 3 rentals)	\$550	44595	\$85,000 and above	Three rentals run from \$1,800 for a single-wide to \$1,950 for a double-wide	Yes, determined with resident	No	NA -- all homes stay in the park	Snow removal	2 adults per bedroom, limit of 2 cars	None, although background check is \$15 - \$30	Yes, no recent violent or criminal offenses; other offenses analyzed	Consider ability to pay rent	Generally no, although some exceptions may be made	18+	Blue Spruce Berthoud
Blue Spruce Mobile Home Park 2730 N. Shields St., Ft. Collins 80521 (970) 221-3723	25	\$500	Generally 2	\$27,000+	Trailer rent \$1,000/month. Includes water, sewer, electric and trash. Income 3x Rent	1 month's rent	No	Must be post-1970 and then depends on condition	None	Residents limited to number of bedrooms plus one (e.g. for two bedrooms, three people)	No fee	Case-by-case	No credit policy; verifies employment	No pets	18+	Blue Spruce Fort Collins
Columbine Lodge Mobile Home Park 9940 Poudre Canyon Highway, Bellvue, CO 80512 (970) 484-3013	14 cabins and trailers, all rentals	NA	Depends on unit	NA	\$900 - \$1500 including utilities	First and last months' rent	No	NA	Campground	Depends on size of unit	None	No	No	Yes, if friendly and spayed/neutered	18+	Columbine
Cottonwood Mobile Home Park 1330 Laporte Ave., Fort Collins 80521 (970) 482-3319	12	NA - all units are rentals	1 to 2	NA	Generally \$500 - \$700	\$500 plus last monoth's rent	Yes	NA	None	Generally 2 per bedroom	No	Run check, criteria is case-by-case	No	1 pet approved case-by-case	No	Cottonwood
Davies Mobile Home Park 1648 E. Douglas Rd, Ft. Collins, CO 80521 (970) 682-5522	26 units, about half rentals and half lots for homes	\$550/month	2 - 3 bedrooms	Ranges - likely in the \$20k range	\$1,400-\$1,500; structred as a "rent-to-own"	1st month's rent	No	Must be in good condition	None	Immediate family and limited to two automobiles	\$50 for background check	No violent crimes or sex offenders	No but must show ability to pay rent; typically, income of 2x rent	No pets.	No	Davies
Foothills Mobile Home Park 4801 W. County Rd. 38 E, Ft. Collins 80524 402-6316	30; however, park is under renovation by new owner so only 15 now	\$410	1 to 2	\$120,000 - \$160,000 for newer homes	\$495 - \$750/month currently if available	TBD by new owner; likely 1 month's rent	TBD by new owner	Good condition	None	No set limits; however, vehicles are limited to 2 per home. An extra fee is charged for a third vehicle.	Yes, TBD by new owner	Yes	Yes	Pets permitted; restrictions on dogs;	No	Foothills

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Larimer County Mobile Home Rental Communities

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Property Information	Spaces	Monthly Lot Rent Price Range (in addition to home purchase costs)	Bedrooms	Purchase Price Range	For Rent Price Range	Deposit	Accepts Housing Voucher	Year of Home Accepted	Amenities	Occupancy Limits	Application Fee	Criminal Background Policy	Credit Policy	Pets	Age Requirement	Alpha Sort
Highland Manor Mobile Home Park 301 Spaulding Ln., Ft. Collins 80521 (970) 227-8388	67	\$450 includes water, trash, sewer	N/A	Must purchase and bring home	12 rental units with rent at \$650 - \$850/month depending on size of unit. Resident pays utilities.	No deposit on lot lease; for rentals, deposit is one month's rent plus a damage deposit equal to one month's rent	No	Generally 2000 or newer and good condition, must be wood-sided with gable roof	Snow removal when there is more than 3 in.	Typically 2 since it is a retirement center	No	Case-by-case	Determined by interview	Up to 2, medium size dogs. \$15/mo. extra mo. per pet	55+	Highland
Hitching Post Mobile Home Park 6640 N. County Rd. 15 Fort Collins, CO 80528 (970) 689-0621	13	\$500	2 to 3	No recent transactions	\$800 - \$1,250	Yes, TBD if there is an opening	None requested	No recent transactions	None	2 residents per bedroom	None	Yes	Yes, consider ability to pay	Must receive permission	18+	Hitching Post
Loma Vista Mobile Home Park 1801 W. 8th St., Loveland, CO 80537 (303) 931-8507	5	2 rental pads - \$400 - \$550	Generally 2	NA	\$880	No	Would consider	NA	None	None	\$40 for credit/background check	Yes	Yes	Yes, breed restrictions and dogs must be more than 2 years ago	No	Loma Vista
Montclair Lodge Mobile Home Park 1405 N. College Ave., Ft. Collins 80524 (970) 482-5452	9	Rental only	Typically 2	NA	\$700 - \$800	\$100 nonrefundable	No	NA	NA	Typically 2	None	Typically not done	Typically not done	No pets	No	Montclair
Mountain View Loveland Mobile Home Park 1212 Butte Rd, Loveland, CO 80537 (970) 667-1999	67, which includes 47 rentals	\$499	Typically 2	Unknown	\$1,275	\$499 plus a fee of \$31.09	Yes	No	None	Follow City guidelines	\$40 per applicant over the age of 18; \$45 fee for rental	Yes	Generally over 600 but will work with people	\$250 pet fee plus \$25/month per pet	18+ for lot rent; 21+ for rentals	Mountain View
Northstar 1700 Laporte, Ft. Collins 80521 (970) 815-5224	50	\$725 plus water. Also have 10 RV spaces at \$625/mo.	1 to 3	Resale value generally \$10,000 - \$40,000	A few rentals at \$1,000/month	1 month's rent plus \$75 electric deposit	Yes	Good condition	None	No	\$40	Yes	Credit check	2 dogs under 20 lbs., cats	18+	Northstar
Overland Trails Mobile Home Park 3501 W CR 54 G, Laporte 80535 (970) 482-3319	16	NA - all units are rentals	1 to 2	NA	Generally \$500 - \$700	\$500 plus last monoth's rent	Yes	NA	None	Generally 2 per bedroom	No	Run check, criteria is case-by-case	No	1 pet approved case-by-case	No	Overland
Terry Cove Mobile Home Park 221 W. Douglas Rd., Ft. Collins, CO 80524 7220	24	2 mobile home lots, \$250 month but could rate could change if vacated; rest are home rentals	Generally 2	No recent transactions	\$650 - \$1,100	1 month's rent	None at present	NA	None	Immediate family only	\$35	Yes	Yes	2 pets less than \$15 pounds	None	Terry Cove

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Property Information	Spaces	Monthly Lot Rent Price Range (in addition to home purchase costs)	Bedrooms	Purchase Price Range	For Rent Price Range	Deposit	Accepts Housing Voucher	Year of Home Accepted	Amenities	Occupancy Limits	Application Fee	Criminal Background Policy	Credit Policy	Pets	Age Requirement	Alpha Sort
Stonecrest Mobile Home Park 1303 N. College, Ft. Collins 80521 (970) 667-3400	37	NA	NA	NA	Rent varies depending on size of unit. Contact the park.	NA	Yes	NA	Community garden	Follows all local, state and federal laws with respect to occupancy limits	\$40 per applicant	Does not rent to prospective tenants with a felony within the past five years. Follows al state and federal laws	Minimum FICO score of 650; follows all state and federal laws.	Depends on size of unit. Small units limited to one pet. For larger units, approval needed.	18+	Stonecrest
Vern's Mobile Home Park 4220 County Rd. 54 G, Laporte, CO 80526 3344	56	\$250 - \$400	2	Unknown	\$640/month	Up to \$400	No	None	None	2 adults, 3 children	None	No	No	\$7.50/month per dog with breed/size restrictions	No	Verns

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Larimer County Living for Seniors / Disabled

Property Information	Rent Range	Bedrooms	Waitlist	Accepts Voucher	Age Requirement	Deposit	Lease Term	Utilities to pay	Criminal Background Policy	Credit Policy	Pets	Handicap Accessible
Big Thompson Manor I 224 N. Monroe Ave, Loveland 80537 (970)667-4195	\$507-\$399	Studio or 1	11 months-2yr	Yes	62+	1 month's rent	12 months	Phone, Cable, internet	No felonieswithin 5-7 yrs or sex offences	No more than 5 things standout on credit	1 pet, 20lbs	Sort-of
***Big Thompson Manor II 230 Monroe Ave., Loveland 80537 (970)667-4195	Subsidized	Studio or 1	1-1.5 yrs	No	62+	1 month's rent	12 months	Phone, Cable, internet	No felonieswithin 5-7 yrs or sex offences	No more than 5 things standout on credit	1 pet, 20lbs	Sort-of
Chalet Apartments 121 Dartmouth Trl., Ft. Collins 80525 (970)493-4432	\$850-\$1450	1 to 3	Rarely	No	50+	1 month's rent	12 months	Electric, Internet/TV	Case by case	Case by case	No	No
DMA Plaza Inc. 300 Remington St., Ft. Collins 80524 (970)493-7727	\$300-\$600	Studio to 1	<6 months	Yes	55+ SSDI, 62+	\$375-\$420	12 months	Included in rent	No sex offenders	Case by case	Yes- restrictions; \$300 deposit	Yes
Estes Park Housing Authority 363 Elkhorn Ave. Ste 101 Estes Park 80517 (970) 591-2535	\$433-\$1345	1 to 3	N/A	Yes	Varies by property	equivalent to rent amount	1 year	yes	Criminal activity should not include felonies and no sexual offenders.	No money owed to past landlords.	most properties pets are not permitted	Yes w/ wheelchair accessibiity

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Property Information	Rent Range	Bedrooms	Waitlist	Accepts Voucher	Age Requirement	Deposit	Lease Term	Utilities to pay	Criminal Background Policy	Credit Policy	Pets	Handicap Accessible
***Hamilton Park Apartments I 1300 N. 4th St., Berthoud 80513 (970) 532-3725	Subsidized	1	4-12+ months	No	62+ or Disabled	300	12 months	Gas, Electric	Yes- No fee	Unknown	Yes- restrictions	Some
***Hamilton Park Apartments II 1400 N. 4th St., Berthoud 80513 (970) 532-3725	Subsidized	1	4-12+ months	No	62+ or disabled	300	12 months	Gas, Electric	Yes - No fee	Unknown	Yes - restrictions	Some
***Harmony Road Apartments 301 E. Harmony Road, Fort Collins 80525 1-800-466-7722 www.accessiblespace.org	Subsidized	1 to 2	Yes	No	Disabled and Seniors	1 Month's Rent	12 Months	Electric	No violent, drug, sex, or property destruction crimes	Good payment history	Yes- restrictions	Yes
***Harvest Pointe 4895 Lucerne Ave. Loveland 80538 (970) 622-9907	Subsidized	1	1-1.5 yrs	No	62+	based off income	12 months	Gas , Electric	Can appeal violent and drug offences with the property	Can appeal evictions and landlord debt with property	Yes- 1 pet up to 35 lbs	Yes
Legacy Senior Residences 413 N. Linden St, Fort Collins (970) 221-0212	\$529-\$940	1 to 2	3-5yrs	Yes	55+	\$200	12 months	Included in rent	case by case; no recent felonies	No money owed to past landlords.	Yes- up to 35 lbs	Yes
Mirasol I (Housing Authority of Loveland) 1153 Finch Street, Loveland 80538 (970) 663-1300	\$529-\$1270	1 to 2	1/2-5 yrs	Yes	55+	1 month's rent	12 months	Included in rent	No felonies, sex offenders	No collections	1 pet, 30lb and under; \$500 fee	Yes
Mirasol II (Housing Authority of Loveland) 1153 Finch Street, Loveland 80538 (970) 663-1300	\$529-\$1270	1 to 2	1/2-5 yrs	Yes	55+	1 month's rent	12 months	Included in rent	No felonies, sex offenders	No collections	1 pet, 30lb and under; \$500 fee	Yes
Northern Hotel (Fort Collins Housing Authority) 172 N. College Ave., Ft. Collins 80524 (970) 493-2070	\$595-\$1270	1 to 2	1 yr	Yes	62+	1 Bdrm- \$200 2 Bdrm- 250	12 months	Included in rent	Case by case	Case by case	Yes	Yes
Property Information	Rent Range	Bedrooms	Waitlist	Accepts Voucher	Age Requirement	Deposit	Lease Term	Utilities to pay	Criminal Background Policy	Credit Policy	Pets	Handicap Accessible



Larimer County Living for Seniors / Disabled

***Oakbrook I 3200 Stanford Rd., Ft. Collins 80525 (970) 226-5060	Subsidized	1 to 2	1 yr	No	62+ or SSDI	1 month's rent	12 months	None	No felonies or misdemeanors within 5 years; no sex or violent crimes	No Evictions, owing prior landlords	Yes- up to 30 lbs; \$300 deposit	Yes
***Oakbrook II 3300 Stanford Rd., Ft. Collins 80525 (970) 223-1356	Subsidized	1	1yr- 1.5 yrs	No	62+	1 month's rent	12 months, then month to month	Optional \$15 seasonal flat fee for A/C	No sex offenders, no felonies within 5-7 years	No bankruptcies, landlord debt	Yes- under 21 inches; \$200 deposit	10 units
The Pines at Estes Park (Estes Park Housing Authority) 1155 S. St. Vrain Ave., Estes Park 80517 (970) 577-3730	\$433-\$850	1	1 yr	Yes	55+	1 month's rent	12 months	Gas , Electric	No felonies in last 5 yrs. No sex offences.	No landlord debt. No 3 items in collections in past yr.	Yes- 1 per household	No
Reflections Senior Apartments 321 E. Troutman Pkwy., Ft Collins 80525 (970) 225-3711	\$646-\$950	1 to 2	1 yr+	Yes	62+ or 55 and SSDI	\$300	12 months	Electric	Case by case	Case by case	Yes- under 20 lbs	Yes
***The Sanctuary 3720 Kunz Ct., Ft. Collins 80526 (970) 225-2116	Subsidized	1	1-2 yr	No	62+ (head of household)	1 month's rent	12 months, then month to month	Included in rent	No felonies, recent drug charges	No landlord debt or prior evictions	Yes- only one under 32 lbs, \$300 deposit	Yes
***Silverleaf I & II (Housing Authority of Loveland) 2100 Maple Drive, Loveland 80538 (970) 667-3232 lovelandhousing.org	Subsidized	1	1-5 yrs	Yes	62+ or SSDI	1 month's rent	1 yr	Included in rent	No felonies (can be argued)	No landlord debt	Yes- Breed restrictions	Yes
***Trail Ridge Apartments 1250 Community Dr., Estes Park 80517 (970) 586-0216	Subsidized	1	3+ yrs and some availability	No	62+ or SSDI	\$676 (can be broken into multiple payments)	12 months	Gas , Electric	case by case	No evictions; case by case	Yes- 1 pet per household; \$300 deposit	Yes
The Villages at Bryan 114 S. Bryan Fort Collins 80521 (970) 416-2460	\$550-\$700	1	N/A	Yes	55+ or SSDI	400	12 months	Gas, Electric	Yes - \$25 fee	Unknown	Yes-restrictions	Yes
Property Information	Rent Range	Bedrooms	Waitlist	Accepts Voucher	Age Requirement	Deposit	Lease Term	Utilities to pay	Criminal Background Policy	Credit Policy	Pets	Handicap Accessible
The Willows (N2N) 533 E. 4th St. # 1-11, Loveland 80537 (970)484-7498	650	2	N/A	Yes	50+	1/2 month's rent	12 months	Electric	Yes - \$40 fee	N/A	Yes - restrictions	No
Wood Bridge Senior Apartment Homes 1508 W. Elizabeth St., Fort Collins 80521 (970)472-1703	646-765	1 to 2	1-2 yr	Yes	62+ or 55 and SSDI	300	12 months	Electric	Yes - \$35 fee	No Evictions	Yes - restriction on breed, 40-50 lbs	Yes

* All Senior Living Communities have income restrictions

<u>General Websites to Search for Housing</u>
fortcollins.craigslist.org
northerncoloradorentals.com
apartments.com/Colorado
socialserve.com
rent.com
fortcollins.com/apartments.html