



## 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](http://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. 11<sup>th</sup> St.  
Loveland, CO 80537  
970-663-4163



*Information provided is not guaranteed as complete; interested parties should call the rental property directly.*

## 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, Fort Collins 80525 (970) 214-8559 advantagepropertymgmt.net	\$1200-\$3300	1 to 6	Yes	2x rent; otherwise need cosigners	1 month's rent or double deposit	12 months	Varies	\$49 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. Fort Collins 80525 (970) 224-4446 allpropertyservices.com	\$900-\$2475	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. Fort Collins 80525 (970) 221-0945 arborsatsweetgrass.com	\$1426-\$1935	1 to 2	No	2.5x rent	\$500, depending on credit	6-12 months	All	\$18.50	case by case	No bankruptcies or outstanding landlord debt	2 pet max. Breed restrictions, \$200 deposit, \$200 fee; \$40 per month per pet	Some
Astride A Starship, LLC 714 Remington St., Fort Collins 80524 (970) 219-8162 astrideastarship.com	\$545 - \$945	Single room occupancy	On occasion	2x rent	1 month's rent	3 months with roll-over	None	\$50	No felonies	Will work with people as long as they meet income guideline and fit criminal policy	Cats only, \$275 fee	No
Alvista Harmony 2002 Battlecreek Dr. Fort Collins 80528 (970) 229-1882 alvistaharmony.com	\$1625-\$2500	1 to 3	Yes	3x rent	\$250-\$350	12-15 months	All	\$15	Case by case	No prior landlord debt; 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. Fort Collins 80521 (970)482-9293 rentfortcollins.com	\$800-\$3000	Studio to 5	Yes	2x rent	1 month's rent	12 months	Varies (Most pay all)	\$30 per adult	Case by Case	No evictions, no landlord debt; 600+ credit score, consider 550+	Varies	Few
Astride A Starship 714 Remington St. Fort Collins 80524 (970) 219-8162 astrideastarship.com	\$595-\$1100	Single room occupancy	No- Sometimes	2x rent	1 month's rent	3 months 222	None	\$50	No felonies	Will work with people as long as they meet income guideline and fit criminal policy	No	No

**Legend:**

\*\*\*Affordable Housing Properties

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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
Brookview Apartments 1717 Welch St. Fort Collins 80525 (970) 493-4250 oldtownsq.com	\$1297-\$1497	1 to 3	Yes	3x rent	\$595	3 to 12 months	Cover trash only, all others are tenant's responsibility	\$45	Denial of less than 5 year old criminal record	Denial of any evictions less than 7 years ago, Credit score 600+, no landlord debt	Cats and dogs only. \$300 deposit, \$35 per pet in pet rent	Few
***Buffalo Run Apartments 1245 E. Lincoln Ave. Fort Collins 80524 (970) 224-0881 buffalorunapartments.com	\$927-\$1799	2 to 3	Yes	2x+ based on occupants; 2.5x market	\$500-\$600	12 months	All; most included for affordable	\$27 per adult	Case by case; no major felonies	Case by case; no landlord debt	Up to 2 pets; breed restrictions	Yes
***Bull Run Townhomes 820 Merganser Dr. Fort Collins 80524 (970) 221-0124 bullruntownhomes.com	\$1166-\$1838	2 to 4	Yes	2x Rent	\$500- \$700	12 months	Gas, Electric	\$27	case by case	case by case	2 pet max w/ breed restrictions; \$250 deposit for 1st pet, \$100 for 2nd, fees: \$250, then \$150, and \$40/mo	Some
Campus Crossing at Ram's Point 2550 W. Elizabeth St. Fort Collins 80521 (970) 416-7610 campusapts.com	\$570-\$1550 (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	Breed/weight restrictions, \$200 deposit and \$25/mo per pet	Some
Capital Consultants of Colorado 3030 S. College Ave. #203, Fort Collins 80525 (970) 225-9664 ccc4rent.com	\$1020-\$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 landlord debt	Varies	No
***CARE Housing Properties 1303 W. Swallow Rd. Fort Collins 80526 (970) 282-7522 carehousing.org <i>Information not current as of Sept 2022</i>	\$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 landlord or utilities debt	Up to 4 Pets; \$350 deposit per animal	Yes
***Caribou Apartments 4135 Verbena Way, Fort Collins 80525 (970) 223-9300	\$548-\$1381	1 to 2	Yes	Varies	\$350	1 year	Gas, Electric, TV/Internet	\$20.00	5 year drug and violent; dispensing meth or amphetamines, sex offender, murder	550+ (double deposit if lower), no evictions	2 pet max w/ breed restrictions; \$50 fee, \$350 deposit per pet, \$30/mo per pet	Some
Cavalier Apartments 519 S. Meldrum St. Fort Collins 80521 (970) 484-5837 meldrumproperties.com	\$900-\$1350	2 to 4	Yes	3x rent	1 month's rent	11 months	Electric	\$25	No felonies	No landlord debt	No Pets	No

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***Country Ranch 2921 Timberwood Dr. Fort Collins 80528 (970) 377-2223 countryranchapartments.com	\$1418-\$1635	2 to 3	Yes	2x rent; varies with amount of people	\$500 to \$600	12 months	Gas, Electric	\$27	Case by case	Combination; debt to income ratio, additional deposit for low credit; flexible	2 pet max w/ breed restrictions; \$300 deposit, \$40/mo per pet	Some
Drake Manor Management 2821 Remington St. Suite 100 Fort Collins 80525 (970) 493-4052 drakemanor.com	\$1000-\$6000	1 to 5	Yes	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, Fort Collins 80525 (970) 226-5600 ftcrent.com	\$1095- \$3395	Studio to 5	Yes	3x rent	Usually 1 month's rent	12 months	Varies	\$50 per adult	No felonies in 5 years, no murder, sex offender, or meth charges	case by case	Varies	Some
Faith Property Management 300 E. Boardwalk Dr. 6-B, Fort Collins 80525 (970) 377-1626 faithproperty.com	\$1000-\$3200	1 to 4	Yes (rarely available)	2-3x rent	1 month's rent	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	\$1325-\$1499	1 to 2	Yes	2x rent	\$350	6-12 months	Gas, Electric, internet	\$19.20	case by case	Not less than 550 credit. No current landlord debt. No evictions.	2 pet max. breed restriction, up to 50lbs combined	Some
Governor's Park Apartments 700 E. Drake Rd. #H2, Fort Collins 80525 (970) 493-3030 liveatgovernorspark.com	\$1365-\$1705	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 /month per pet	Some
(Trinity Properties Consultants) The Habitat at Fort Collins 2736 Raintree Dr. Fort Collins 80526 (970) 800-4550 www.thehabitatatfortcollins.com	\$1407-\$1828	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 w/breed restrictions; no caged pets, \$300 fee per pet and \$25/mo per pet	Some (bathroom is a tub not a shower)
Henderson Management & Real Estate 3030 S. College Suite 210, Fort Collins 80525 Leasing office: (970) 308-8972 hmre.net	\$1450- \$4200	1 to 5	Yes	3x rent	1 month's rent	12 months	Varies	\$60 per adult	No felonies, sex crimes, restraining orders, current warrants or history of multiple misdemeanors	No poor credit, unpaid bills or loans, a history of late payments, or a prior eviction	Yes- restrictions; Varies	Varies

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Heritage Park Apartments 1742 Heritage Cir. Fort Collins 80526 (970) 221-2015 livingatthepark.com	\$1378-\$2255	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	no bankruptcies, no evictions, debt to income ratio	2 pet max w/breed restrictions; \$200 deposit, \$200 fee, \$35/mo pet rent; more with two pets	Few
KC Properties 4429 Stover St. Fort Collins, 80525 (303) 819-0939 <i>Information not current as of Sept 2022</i>	\$1100-\$2500	1 to 3	Yes	3x rent	1 month rent some plus \$200	12 months	Varies	\$40 per adult	case by case	prefer no recent evictions or bankruptcies; no outstanding debts. case by case	case by case	Nearly all have a few steps
KEVCO Real Estate 1124 W. Mulberry St. Fort 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 sex crimes	600+ credit score, No current landlord debt, no evictions	Varies; 2 pets	
Landmark Apartments 1050 Hobbit St. Fort Collins 80526 (970) 482-5740 landmarkapartments.net <i>Information not current as of Sept 2022</i>	\$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	2 pet max. (cats,dogs) w/ breed restrictions, \$300 fee, \$30/month, \$50/mo for two	Few
Max Flats 505 S Mason St. Fort Collins 80521 (970) 484-3454 Maxflatsfc.com	\$1531-\$2300	Studio to 3	Yes	3x rent	\$1,000	3-12 months	All (offer flat rate for all but electricity)	\$25 per occupant and \$250 holding deposit	case by case	Looked at in context with application	2 pet max. \$350 fee, \$35/mo per pet	Some
Miramont Apartments 4900 Boardwalk Dr. Fort Collins 80525 (970) 223-4940 miramontapts.com	\$1608-\$2007+	1 to 2	No	2.5x rent	\$300 with approved credit	6-15 months	Trash, water, sewage included	\$2	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, Fort Collins 80525 (970) 221-2323 mountain-n-plains.com	\$1100-\$3000	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
Evernest PropertyManagement 1302 Shields St. A 2-3, Fort Collins 80521 (970) 689-8803 myfortcollinshome.com	\$1150-\$2495	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

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***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
***N2N Property- Coachlight 1550 Blue Spruce Dr. #1-68, Fort 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
Old Town Square Old Town Sq., Suite 216, Fort Collins 80524 (970) 221-9332 oldtownsq.com	\$1447-\$1567	Studio to 2	Yes	3x rent	\$495	12 months	Some	\$40 per person	case by case	600+ score, No evictions, No landlord debt.	Varies	Few
Pier Property Services 4501 Boardwalk Dr. #M126, Fort Collins 80525 (970) 223-1349 pierpropertyservices.com	\$1095-\$1295	Studio to 2	Yes	2x rent	1 month's rent	12-18 months	\$90 water/sewer electric	\$50 per adult	No violent or sex offences	No landlord debt unless payment arrangement	2 pet max, \$45/month, \$500 deposit/pet	Varies
Pinecone Apartments 2212 Vermont Dr. Fort Collins 80524 (970) 226-4800 pineconeapts.com	\$1377-\$1838	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	2 max w/breed restrictions. \$35/mo per pet. \$200 deposit, \$200 fee for 1st pet	Yes
Poudre Property Services 706 S. College Ave. #202, Fort Collins 80524 (970) 224-9204 poudreproperty.com	\$1195-\$2400	Varies	No	2x rent	1 month's rent	12 months	Varies	\$40	7 years since felonies	No landlord or utilities debt; No evictions	Varies	Varies
Preserve at the Meadows 350 Riva Ridge Ln. Fort Collins 80526 (970) 266-1894 thepreservecommunities.com	\$1816-\$2119	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	2 pet max w/breed restrictions, \$200 fee, \$200 deposit	Yes
***Ramblewood 155 Briarwood Rd. Fort Collins 80521 (970) 484-5559 ramblewoodapartmenthomes.com	\$1260-\$2000	1 to 3	Yes	2.5x rent	300, varies with credit	6-12 months	Cable and internet	\$10.50 per adult with \$150 admin. Fee	10 years since felony, No violent misdemeanor.	No evictions, No landlord debt. No more than 60% credit not good standing	2 pet max w/ breed restrictions	No
(Trinity Properties Consultants) The Social at Stadium Walk 914 W. Lake St. #114, Fort Collins 80521 (844) 203-7687 ramscrossing.com	\$820-\$2958	Studio to 3	Yes	2.5x rent	2 months of rent dependent on credit	12 months	Electric	None	No felonies or more than 3 misdemeanor.	Established rental and credit history	only cats unless registered support animal, \$300 deposit + pet rent	Ground Level

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(Trinity Properties Consultants) The Social West 1117 City Park Ave. Fort Collins 80521 (844) 200-8092 ramscrossing.com	\$1430-\$1770	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 pet max w/breed restrictions, deposit & rent per pet	Ground level
(Trinity Properties Consultants) Renew Foothills Apartments 2155 Orchard Pl #L67, Fort Collins 80524 (844) 200-9739 renewfoothills.com	\$1640-\$1805	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, no outstanding collections	2 pet max w/breed restrictions; \$300 deposit, \$25/mo	Adaptable
Seasons at Horsetooth Crossing 1020 Wabash St. Fort Collins 80526 (970) 377-2077 theseasonsathorsetoothcrossing.com	\$1815-\$2226	1 to 3	No	No	\$500	3-15 months	All	\$19, \$200 holding deposit, \$200 admin fee	No Felonies	Unknown	2 pet max w/breed restrictions; 160 lbs limit; fee, deposit & pet rent	Ground Level
Somerset Apartments 451 Boardwalk Dr. Fort Collins 80521 (970) 226-0853 somerseapts.com	\$1300-\$1775	1 to 2	No	2.5x rent	\$250	6 or 12 months then month to month	Electric	\$40 (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 pet max w/breed restrictions; 75lb max; \$300 deposit	Yes
Springfield Court 3851 S. Taft Hill Rd. Fort Collins 80526 (970) 207-0155 www.mercyhousing.org	\$779-\$1197	1 to 4	Yes	2.5x rent	1/2 month's rent	12 months, then month to month	Gas, Electric	\$25	case by case	advises a consult	2 pet max w/breed restrictions, pet deposit & rent	Varies
Stegner Property Management, LLC 1213 Montgomery St. Fort Collins 80526 (970) 420-2191 stegnerrentals.com	\$1656-\$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. Fort Collins 80526 (970) 221-5328 stonecreekapartmenthomes.com	\$865-\$1725	By the bed to 1 to 2	No	2.5x rent	1 Month's rent	3-12 months	All	\$45	3rd party scan; no convictions physical harm and sex offenses	case by case; no landlord debt	2 pet max. (cats,dogs) w/ breed restrictions; \$300 fee	Yes
Sunburst Property Management 2101 Clydesdale Dr. Fort Collins 80526 (970) 224-9312 sunburstfortcollins.com <i>Information not current as of Sept 2022</i>	\$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+ credit, no evictions or landlord debt	No	No, sometimes
TBC Property Management 1504 W Prospect Rd. Fort Collins 80526 (970) 224-0852 http://www.tbcprop.com/home.html	\$1200-\$2200	2 to 5	Yes	2.5x rent	1 month's rent +100	12 months	Varies	\$50	No violent or sex offenses	No current landlord debt. No evictions.	Varies	No

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Terra Vida 3707 Precision Dr. Fort Collins 80528 (970) 493-5000 Terravida@echelonpg.com	\$1695-\$2006	1 to 2	Yes	2.5x rent	\$500	3-14 months	All and Renters Insurance	\$19	No Felonies. No violent crime, meth or sex offenses.	case by case; poor credit could require larger deposit.	2 pet max (cats, dogs) w/ breed restrictions; \$100 dep, \$300 fee; \$35 rent	Yes
Touchstone Property Management 2850 McClelland Dr. #1000, Fort Collins 80524 (970) 223-5000 touchstone-property.com	\$1100-\$2800	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
***Villages Ltd. 920 S. Taft Hill Rd. Fort Collins 80525 (970) 416-2460 villagesfortcollins.org	\$950-\$1700	1 to 4	Yes	2.5x rent	\$400- \$600	12 months then month to month	Varies, gas, electric, and excess trash generally	\$25 per adult	case by case, metric system	case by case	2 pet max (up to 100lbs combined) w/breed restrictions. \$300 deposit for 1 & \$30 rent	Varies
Peaks on Drake 515-525 E. Drake Rd. Fort Collins 80525 (970) 223-3508 <a href="https://www.whisperingpinesfortcollins.com/">https://www.whisperingpinesfortcollins.com/</a>	\$1455-\$1530	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 & Size Restrictions on dogs; \$35 per month, \$250 deposit	Yes
***Woodlands Apartments 1025 Wakerobin Ln. Fort Collins 80526 (970) 207-1190 woodlandsfortcollins.com Information not current as of Sept 2022	\$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 pet (\$150 refundable); \$25/mo per pet	Many
Youle Realty 3307 S. College Ave. Suite 209, Fort Collins 80525 (970) 204-1139 youlerealty.com	\$1100-\$3000	1 to 4	Yes	3x rent	1 month's rent with 650 credit score	12 months	Some	\$55				

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## Loveland Rentals

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All Property Services, Inc. 1113 N. Cleveland Ave. Loveland 80537 (970) 613-4446 allpropertytservices.com	\$1,100 - \$3,500	Studio to 5	Yes	3x rent	1 month's rent	Normally 12 months	Varies by property	\$30 per 18+ person	case by case; No Sex Offenders	No evictions or landlord debts	Breed restrictions; varies by property	A few units
Armada Properties 1751 Wilson Ave. Loveland 80538 (970) 667-7772 www.armadaproperties.com	\$950 - \$2,400	1 to 4	Yes	2.5x rent	Varies; \$500 - \$2,400	12 months	Varies	\$20 per adult	No violent, drug, or sex offenses	550 min. credit score, no past evictions, no disputes, no bankruptcies past 5 years; case-by-case	Property specific	2 properties
***Ashley Estates 6403 Eden Garden Dr. Loveland 80538 (970) 800-4157 www.pedcormanagement.com/Complex.aspx?Id=281	\$965 to \$1,320	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-month lease	Electric, gas, cable, phone, and internet	\$16 per adult	No sex offenses; case by case	525 min. credit; no landlord debt/active payment plan in place; case by case	2 pet max. Combine 50 lbs max; \$100 deposit, \$150 fee, \$34 pet rent	Limited number
***Autumn Lake Apartments 574 E. 23rd St Loveland 80538 (970) 593-0705 <a href="https://www.autumnlakeapartmentsloveland.com/">https://www.autumnlakeapartmentsloveland.com/</a>	\$1,208 - \$1,857	1 to 4	Yes	2x rent	\$300	12 months	Cable	None	case by Case	No evictions	Service animals only	A few; units have stairs
The Buttes Apartments 1391 N. Wilson Ave. Loveland 80537 (970) 622-0345 echelonrents.com/the-butttes	\$1,700 - \$1,900	1 to 2	Yes if they qualify	2.5 x rent	\$300 - \$800 depending on credit	3-15 Months	All	\$32.50 per adult	No felonies; will consider non-sex or non-violent offenses	No landlord debt and no bankruptcies	2 pet max. <80 lbs combined. Dog Breed Restrictions. \$30/mo per pet, \$150 deposit, \$250 fee	Yes
Dennis Theirs - multiple small properties (970) 988-8272	\$1,500	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
***Downtown Loveland Properties Mat Dinsmore (970) 290-1001/ deeez20@hotmail.com	\$1,200 - \$2,200	1 to 3	Yes	No	1 month's rent	12 months	Varies	No	No sexual or violent	No credit check	Varies	Some

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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
Eagle Ridge 5275 Hahns Peak Dr. Loveland 80538 (970) 278-1818 www.liveeagleridge.com	\$1,500 - \$2,200	1 to 2	Yes if they qualify	3x rent	\$300 - \$1,500 based on credit	3-13 months	All	\$15.25 per adult	No felonies or violent misdemeanors	Case by case; no rental collections or evictions	2 pets max. w/ breed restrictions; \$300 deposit, \$100 fee per pet, \$40/mo per pet	Few
Faith Property Management 300 E. Boardwalk Dr. 6-B, Ft. Collins 80525 (970) 377-1626 faithproperty.com	\$950 - \$2,400	2 to 4	Property owner decision; voucher properties are rarely available	2x or 3x rent	1 month's rent	12 months	Varies	\$60	No felonies	Depends on owner's requirements - No recent evictions	Dependent on property owner's acceptance	Yes
The Grove 1913 W 15th St. Loveland 80538 (970) 669-7850	\$1,580	2	Yes	2.5x rent	\$600 or more based on rental criteria	12 months	Gas, Electric, plus \$50/month flat fee for water, trash and sewer	\$30 per adult	No felonies, no violent or sex offenses	No outstanding collections	Yes, with some restrictions	A few units
Henderson Management & Real Estate 5110 Granite St. D, Loveland 80538 General (970) 663-6311 Leasing/Showings (970) 776-3021 hmre.net	\$795 - \$4,500	Studio to 7	Yes	2x rent, based on net pay	1 month's rent	12 months	Varies	\$60	No felony, no sex offenses, no multiple misdemeanors, no warrants	No evictions; no landlord or utilities debt; 500 min. credit score	Yes w/ restrictions; non-refundable fee + monthly pet rent determined by property	Varies
IDC Development and Washington Properties 2312 North Lincoln Ave Loveland 80538 (970) 556-4825	\$1,000 - \$1,900	1 to 2	Yes	2.5 x rent	1 month's rent	12 months	Depends on unit	\$40 /adult	Background check; decision is case by case	case by case	No	Depends on unit
Lake Vista: Centerra 2235 Rocky Mountain Ave. Loveland 80538 (970) 622-9787 www.lakevistacenterra.com	\$1,559 - \$2,499	Studio to 3	Yes	2.5x rent	\$500 - \$1,500 based on bedrooms and screening results	3-12 months	All	\$15 per adult	No violent felonies or sex offenses.	3rd Party Scan	3 animals max w/ breed restrictions; \$40 per month and \$300 flat fee for each pet	Yes

**Legend:**

\*\*\* Affordable Housing Properties

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Updated 09/2022

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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
Lincoln Place Apartments 325 E. 5th St. Loveland 80537 (970) 461-8000 www.lincolnplaceapartments.com	\$1175-\$2139	Studio to 3	No	2.5x rent	\$250	3-12 months	All	\$50	No sex offenses; No felonies	No open bankruptcies; No landlord debt	2 pets max w/ breed restrictions. Deposit of \$250/1pet and \$300 2nd pet; \$25/mo per pet	Yes
***Loveland Housing Authority 375 W. 37th St. Suite 200, Loveland 80538 (970) 667-3232	\$500-\$1300+	Studio to 3	Yes	20% AMI or more	1 months rent	12 months then month to month	Varies	No	No felonies but can be appealed	No landlord debt or evictions	Varies; Most require 504 accommodation, 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/	\$1,208 - \$1,674	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 max up to 25 lbs. \$150 deposit, \$20/mo rent	4 units
***Park View Gardens Apartments 1 Aspen Dr. Loveland 80538 (970) 667-6230	\$950 - \$1,650	Studio to 3	Yes	1 month's rent plus 35%	1 month's rent or higher, based on credit	12 months	None	\$40 per adult, cash	No felonies, violent, sex, or drug crimes	Used rent qualifying criteria, including over 600 credit score and no evictions	No Pets	1 ADA unit
Peakview by Horseshoe Lake 341 Knobcone Dr. Loveland 80538 (970) 461-4957 www.liveathorseshoelake.com	\$1,559 - \$2,499	1 to 3	Yes	3x rent	\$275 plus additional deposit based on credit factors	3-12 months	All	\$50 per adult	No felonies, case by case	No evictions	2 pet max w/ breed restrictions. Fee of \$295 for one pet or \$450 for two plus \$35/mo per pet	Yes
***Pier Property Services 4501 Boardwalk Dr. #M126, Fort Collins 80525 (970) 223-1349 pierpropertyservices.com	\$875-\$1225	Studio to 4	No	3x	1 month's rent	6-18 months	Varies	\$40	No felonies	No Evictions. No landlord debt.	2 Pet Max. Monthly fee.	Varies
Rainbow Property Services (970) 308-4096 Information not current as of Sept 2022	\$1,000 - \$1,500	1 to 3	Yes	No	1 month's rent	8 - 12 months	Varies; always electric	\$50	No violent crimes or sexual crimes	case by case	No cats; dogs must be under 30 lbs.	Few

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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
***Reserve at Centerra 4264 McWhinney Blvd., Loveland 80538 (970) 613-1100 www.reserveatcenterraapartments.com	\$1,421 - \$1,641	2 to 3	Yes	2x rent	\$500 to \$600	12 months	Gas, Electric	\$22 per adult	3rd Party Scan	3rd Party Scan	2 pets max w/ breed restrictions; \$40 per pet, deposit and	Some
Thompson Valley Apartments 1451 10th St. SW, Loveland 80537 (970) 292-8737 www.mtimm.com	\$1,340 - \$1,820	1 to 3	Yes	3x rent or cosigner	\$500 - \$700	12 months	All	\$45	No felonies, No sex or drug offenses	Credit score under 620 requires co-signer. No money owed to past landlords.	Yes- 2 Pet Max. Up to 70 lbs. Breed restrictions	Varies
***Waterford Place Apartments 795 14th St. SE, Loveland 80537 (970) 667-3111	2 bd \$920 - \$1,850; 3 bd \$1,062 - \$2,120	2 to 3	Yes	2.5 x rent	\$500-\$600	12 months	Varies	\$27	No sex or drug offenses, case-by-case	case by case	2 pet max w/ breed/weight restrictions; \$200-\$450 deposit, \$100-\$250 fee, and \$50/mo per pet	Some
Winslow Taylor 3518 Butternut & 2306 S. Colorado Loveland 80537 (720) 936-1854	\$1,400	2	Yes	Will verify income. Generally, rent should not exceed 1/3 of 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	Yes, case-by-case
***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 w/ 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

**Legend:**

\*\*\* Affordable Housing Properties

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Updated 09/2022



## Larimer County Mobile Home Communities

**Information provided is not guaranteed as accurate or complete; interested parties should call the mobile home park directly.**

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 max w/ 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 max; 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, Transunion	Breed restrictions	18+

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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
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	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	2 dog max w/ breed restrictions	No
Blue Spruce Village 230 2nd St. Berthoud, 80513 (970) 344-5564	96 (includes 3 rentals)	\$550	2 to 3	\$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	N/A - 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 Mobile Home Park 2730 N. Shields St. Fort 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; verify employment	No pets	18+
Brymar Mobile Home Park 1166 Madison Ave., Lot 124, Loveland 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 max; dogs limited to 12" from shoulder to ground or smaller	55+

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
Cherry Ridge Mobile Home Park 221 W. 57th St. Loveland 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, Fort 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	2 pets max, restrictions on dogs, no fee	18+
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

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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
Davies Mobile Home Park 1648 E. Douglas Rd, Ft. Collins, CO 80521 (970) 682-5522	26 units, approx 50% rentals and 50% 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, but 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, 2 vehicle limit per home. An extra fee is charged for a third vehicle.	Yes, TBD by new owner	Yes	Yes	Pets permitted; restrictions on dogs	No
Fort Namaqua Mobile Home Park 3105 W. Eisenhower Blvd. Loveland 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



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
Harmony Village 2500 E Harmony Rd. Fort 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. Fort 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, max height to shoulder 14 inches, \$10/mo per pet	18+
Highland Manor Mobile Home Park 301 Spaulding Ln. Fort 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	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 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 80538 (970) 669-1565	300	\$561; resident pays water, sewer and trash	Varies	For sale by resident	N/A	\$450	No	Good condition	Pool, clubhouse	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 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 (970) 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	700+ Credit score, 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+

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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
Montclair Lodge Mobile Home Park 1405 N. College Ave, Fort 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
Mountain View Loveland Mobile Home Park Butte Rd, Loveland 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. Fort 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 basic cable, coin-operated laundry, annual BBQ, horseshoe pit	No	\$20	Case by case	650+ Credit score, case by case	2 small pets	55+, second person at 45+
Northstar 1700 Laporte, Fort 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

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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
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 & 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
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. Fort 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), basic cable	Varies	\$35 per applicant	"Crime free community" ; if park rules agreement is broken, can be evicted	Varies	2 pet max w/ breed restrictions. \$10/mo. per pet; service pets no charge	55+

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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
Stonecrest Mobile Home Park 1303 N. College, Fort 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 past 5 years. Follows state and federal laws	Minimum FICO score of 650; follows 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 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+
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. Fort 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 <15 lbs	None

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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
Terry Lake Mobile Home Park 437 N US Highway 287 Fort Collins 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 <15 lbs	None
Timber Ridge North 3717 S. Taft Hill Rd. Fort 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



## 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
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, some exceptions may be made	18+
Blue Spruce Mobile Home Park 2730 N. Shields St. Fort 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+
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

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Davies Mobile Home Park 1648 E. Douglas Rd. Fort Collins 80521 (970) 682-5522	26 units, ~50% rentals and 50% lots for homes	\$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 Fort Collins 80524 (970) 402-6316	30; but 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 limited to 2 vehicles per home. Extra fee is charged for a third vehicle.	Yes, TBD by new owner	Yes	Yes	Pets permitted - restrictions on dogs	No
Highland Manor Mobile Home Park 301 Spaulding Ln. Fort 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	No	Generally 2000 or newer and good condition, must be wood-sided	Snow removal when there is more than 3 in.	Typically 2 since it is a retirement center	No	Case by case	Determined by interview	2 max, medium size dogs. \$15/mo per pet	55+
Hitching Post Mobile Home Park 6640 N. County Rd. 15 Fort Collins 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 get permission	18+
Loma Vista Mobile Home Park 1801 W. 8th St. Loveland 80537 (303) 931-8507	5	2 rental pads - \$400 - \$550	Generally 2	NA	\$880	No	Would consider	NA	None	None	\$40 credit/background check	Yes	Yes	Breed restrictions. Dogs must be 2+ years old	No

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Montclair Lodge Mobile Home Park 1405 N. College Ave. Fort 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
Mountain View Loveland Mobile Home Park 1212 Butte Rd. Loveland 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/mo per pet	18+ for lot rent; 21+ for rentals
Northstar 1700 Laporte, Fort 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
Terry Cove Mobile Home Park 221 W. Douglas Rd. Fort Collins, CO 80524 (512) 796-7220	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 >15 lbs.	None

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Stonecrest Mobile Home Park 1303 N. College Fort 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 5 years. Follows state and federal laws	Minimum FICO score of 650; follows state and federal laws.	Small units limited to one pet. For larger units, approval needed.	18+
Vern's Mobile Home Park 4220 County Rd. 54 G Laporte 80526 (970) 493-3344	56	\$250 - \$400	2	Unknown	\$640/month	Up to \$400	No	None	None	2 adults, 3 children	None	No	No	breed/size restrictions, \$7.50/mo per dog	No

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