



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



Fort Collins Rentals

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

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	\$1300-\$3600	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	some properties could possibly accomdate
Faith Property Management 300 E. Boardwalk Dr. 6-B, Fort Collins 80525 (970) 377-1626	\$1300-\$2895	Studio to 5	Yes	2x rent	varies	12 months	Varies	\$60	case by case	case by case	Varies	Few
Arbors at Sweetgrass Apartments 1720 Kirkwood Dr Ft Collins CO 80525 970-221-0945 arborsatsweetgrass.com	\$1850-\$2305	1 to 2	no	2x rent	\$500, depending on credit	3-15 months	all	\$15.50 per applicant	case by case	No bankruptcies or outstanding landlord debt	2 pet max, \$300 deposit, \$35 per month per pet	Some
Astride A Starship, LLC 714 Remington St., Fort Collins 80524 (970) 219-8162 astrideastarship.com	\$590-\$1100	Single room occupancy	On occasion	2x rent	1 month's rent	3 months with roll-over	\$42-\$102	\$50-\$65	Per state law	Will work with people as long as they meet income guideline and fit criminal policy	Cats only \$275 fee + pet rental fee	No
Alvista Harmony 2002 Battlecreek Dr. Fort Collins 80528 (970) 229-1882 alvistaharmony.com	\$1742-\$2500	1 to 3	Yes	2x rent	\$250 (1 & 2) - \$350 (3 bdrm)	3-13 months	elect & gas, they bill monthly water, sewer trash, pest control \$35-\$55	\$17	no felonies, case by case on misdemeanors	No prior landlord debt; more pos than neg credit; good credit to income ratio, co-signer allowed needs 5x the rent	Up to 2 pets, breed restrictions \$35 + \$300 deposit	Some
Armadillo Property Management 521 N. Taft Hill Rd. Fort Collins 80521 (970)482-9293 rentfortcollins.com	\$900-\$3000	1 to 4	Yes	2x rent	1 month's rent, co-signer w 2x deposit is option	12 months (try to end leases on 7/31)	Varies (Most pay all)	\$35 per adult	Case by Case, sex offenders, meth atuomatic denial	No evictions in 7 years, no landlord debt; 600+ credit score	Varies	Few
Brookview Apartments 1717 Welch St. Fort Collins 80525 (970) 493-4250 oldtownsq.com	\$1397-\$1697	1 to 3	Yes	2x rent	595, 1190 double deposit w credit issue	6, 9,12 months	trash water & sewer covered, all others are tenant's responsibility	\$45 per adult 18 & over	felonies not withing last 5 years and will look back farther on more sericous charges.	Denial of any evictions less than 7 years ago, Credit score 600+, no landlord debt	Cats and dogs only, breed restrictions, \$300 deposit, \$35 per household	none

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***Buffalo Run Apartments 1245 E. Lincoln Ave. Fort Collins 80524 (970) 224-0881 buffalorunapartments.com	\$927-\$2079	2 to 3	Yes	2x rent	\$500-\$600	12 months	All	\$21	case by case	case by case	up to 2 pets, breed restrictions	yes
***Bull Run Townhomes 820 Merganser Dr. Fort Collins 80524 (970) 221-0124 bullruntownhomes.com	\$1222-\$1909	2 to 4	Yes	2x rent	\$500-\$700	12 months	Gas, Electric	\$21	Case by Case	Case by Case	\$300 per unit, \$35/month per unit, breed restrictions	Some
Campus Crossing at Ram's Point 2550 W. Elizabeth St. Fort Collins 80521 (970) 416-7610 campusapts.com	\$680-\$850 (per bed; cannot rent entire apartment)	2 to 4	No	2c rent	\$200	10 or 12 months Leases only start in Aug.	Gas, Electric	\$30	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	0-\$1740	3-Jan	Yes	varies by unit/property	\$750Ft Collins, \$500-\$590 Windsor	12 months	Gas, Electric	\$35 per adult	misdemeanors must be 1 1/2 years old, felonies must be 5 years old, no open cases or probation/parole, no sexual related offenses	No landlord or utilities debt	\$300 pet deposit per pet, max of 2 per ousehold	Yes
***Caribou Apartments 4135 Verbena Way, Fort Collins 80525 (970) 223-9300	1 bd \$590-\$1259, 2 bd \$708-\$1511	1 to 2	Yes	varies	\$350, possibly more depending on credit	12 month	gas, electric, TV internet	\$24.20 per adult	5 years for some felonies, no meth, call for details	550+ (double deposit if lower), no evictions less than 7 years	2 pet max w/ breed restrictions; \$50 fee, \$350 deposit per pet, \$35/mo pet rent per pet	Some
Cavalier Apartments 519 S. Meldrum St. Fort Collins 80521 (970) 484-5837 meldrumproperties.com	\$900-\$1350	one-two		2x rent	1 month's rent	month to month	Electric	\$25	No felonies	No landlord debt	No Pets	No
***Country Ranch 2921 Timberwood Dr. Fort Collins 80528 (970) 377-2223 countryranchapartments.com	\$1507-\$1740	2 to 3	Yes	2x rent	\$500 to \$600	12 months	Gas & Electric	\$21	Case by case	Combination; debt to income ratio, additional deposit for low credit; flexible	2 pet max w/ breed restrictions; \$300 deposit, \$35/mo per household	No
Drake Manor Management 2821 Remington St. Suite 100 Fort Collins 80525 (970) 493-4052 drakemanor.com	\$1400-\$5000	1 to 5	Yes	2x rent	1 month's rent	12 months, will consider less months with subleases	all	\$50 per adult	no felonies	credit score over 600	varies per property, \$300 per pet deposit, \$35 per pet rent	none

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Evergreen Property Managements, Inc. 1000 Driftwood Dr. Suite A, Fort Collins 80525 (970) 226-5600 ftcrent.com	\$985-\$3395	Studio to 5	Yes	2x rent	usually 1 months rent	12 months	Varies	\$55 per adult	case by case for some felonies, definite no for murder, sex offender, or meth charges	credit score under 600 req double deposit, point system no FICO	Varies	some
Faith Property Management 300 E. Boardwalk Dr. 6-B, Fort Collins 80525 (970) 377-1626 faithpr	\$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	\$1400-\$1650	1 to 2	Yes	2x rent	market unit - \$1000 regardless of voucher status, \$400 for tax credit unit	12 months then month to month	gas, electric, internet	waved for tax credit unit, \$26 per adult for market units	case by case	550+ credit, No current landlord debt. No evictions.	2 pet max. breed restriction, up to 50lbs combined	Yes, 1
Governor's Park Apartments 700 E. Drake Rd. #H2, Fort Collins 80525 (970) 493-3030 liveatgovernorspark.com	\$1440-\$1745	Studio to 2	Yes	2x rent	\$300, depending low credit score \$600-2 months rent	6-12 months	tenant responsible for all utilites	\$34	case by case, 3rd party scan	case by case, 3rd party scan	\$2 pet max, breed restrictions \$300 deposit/\$35/month per household	handicap parking
(Trinity Properties Consultants) The Habitat at Fort Collins 2736 Raintree Dr. Fort Collins 80526 (970) 800-4550 www.thehabitatfortcollins.com	\$1617-\$2062	1 to 2	yes	2x rent	1 month rent	6-13 months	all	\$15	No felonies or misdemeanors	No bankruptcies or outstanding landlord/utility debt	2 pet max with breed restrictions, no caged pets, \$35 per month per household	some
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	2x 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
The Hewing, 1742 Heritage Circle, Ft Collins CO 80526	\$1565-\$2426	1 to 4	Yes	2X rent	one months rent	3-15 months	Yes	\$15, \$250 admin fee	Must pass criminal background check (3rd party screener)	no bankruptcies, no evictions, debt to income ratio, odes not apply to housing vouchers	max 2 pets, cats and dogs only, dog breed restrictions apply \$35/mon	Select Units and Common Space

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KC Properties 4429 Stover, Ft Collins, CO 80525 303-819-0939	\$1100-\$1450	1 to 3	Yes	2x rent	1 month rent, if remodeled +200	12 months	PM pays water & sewer, other utilities vary per property	\$40 per adult	case by case	prefer no recent evictions or bankruptcies; no outstanding landlord debts. case by case	varies by property	no nearly all have a few steps
KEVCO Real Estate 1124 W. Mulberry St. Fort Collins 80521 (970) 419-8881 kevco.com	\$1150-\$3000	1 to 4	Yes	Based on entire household income	varies	12 months	Varies	\$50	No felonies within 5 years; no violent or sex crimes	600+ credit score, No current landlord debt, no evictions within 7 years	Varies; generally 2 pets max	No
The Junction 1050 Hobbit St. Ft Collins CO 80526 970-482-5740 junctionfortcollins.com	\$845-\$2535	1 & 3	Yes	2x rent	\$300	12 months	tenant responsible for all utilities	\$45	3 party scan, case by case	3rd party scan, case by case	2 pet max. (cats,dogs) w/ breed restrictions, \$300 fee per pet, \$35/month per household	Few
Max Flats 505 S Mason St. Fort Collins 80521 (970) 484-3454 https://www.flatsfortcollins.com/properties/max-flats/	\$1531-2300	Studio to 3	Yes	2x rent	\$250 due to reserve, \$750 is due before move in - \$1000 total	18-Mar	all	\$25 per occupant	case by case	Looked at in context with application	2 pet max. \$350 fee, \$35/mo per household	Some
Old Town Flats 310 Mason St Ft Collins CO 80524 970-499-1203, info@flatsftcollins.com	\$1550-\$2862	Studio-3	Yes	2x rent	\$250 due to reserve, \$750 is due before move in - \$1000 total	3-12 months, 13,14,15 month	tenant pays all - trash, water, sewer, pest control, cable/internet, gas paid through property portal, elec. is paid by tenant through city separately	\$25 per occupant	case by case	case by case	2 pet max. \$350 fee, \$35/mo per pet	some
Mason Street Flats 311 N Mason St Fort Collins CO 80524 970-484-3454 https://www.flatsfortcollins.com/properties/mason-street-flats/	\$1500-\$3000	Studio-3	Yes	2x rent	\$250 due to reserve, \$750 is due before move in - \$1000 total	3-18 mo	all	\$25 per occupant	case by case	case by case	2 pet max. \$350 fee, \$35/mo per pet	
Miramont Apartments 4900 Boardwalk Dr. Fort Collins 80525 (970) 223-4940 miramontapts.com	\$1500-\$2128	1 to 2	Yes	2x rent	\$300 with approved credit	6-13 months	all utilities	\$2	No violent felonies, no sex offender registry	3rd Party	2 cats or dogs, breed restrictions, \$35/mo per pet, \$250 deposit and \$250 fee total	Yes
Mountain-N-Plains 375 E. Horsetooth Rd. Ste. 3-100, Fort Collins 80525 (970) 221-2323 mountain-n-plains.com	\$1350-\$3000	Studio -6	Yes	2x rent	1 month's rent	12 months	varies per property	\$40	No violent, sex related or drug felonies	600+ credit score, no landlord debt, no collections, evictions is case by case	varies per property	some properties could possibly accomodate

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Evernest Property Management 1302 Shields St. A 2-3, Fort Collins 80521 (970) 282-8281 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
***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	\$1187-\$1697	Studio-3	Yes	2x rent	\$695	12 months	varies per property	\$45 per person	case by case	600+ score, No evictions, No landlord debt.	varies by property	Few
Pier Property Services 4501 Boardwalk Dr. #M126, Fort Collins 80525 (970) 223-1349 pierpropertyservices.com	\$1215-\$1455	Studio to 2	Yes	2x rent	1 month's rent	12-18 months	\$90 water/sewer electric, trash	\$50 per adult	No violent or sex offenses	No landlord debt unless payment arrangement	2 pet max, \$35/month, \$300 deposit/pet	Varies
Pinecone Apartments 2212 Vermont Dr. Fort Collins 80524 (970) 226-4800 pineconeapts.com	\$1999-\$259	2.00	Yes	2x rent	\$300	6-15 months	All	\$23 per adult	No felonies (drug, violent, sexual, fraud),no bankruptcies for past 7 years	No landlord debt; No evictions; good debt to income ratio, no bankruptcies in 7 years	2 max w/breed restrictions (dog) \$35/mo. \$300 deposit	Yes
Noco Real Estate Solutions aka, 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) 698-7376 thepreservecommunities.com	\$1700-\$2300	1 to 3	yes	2x rent (gross)	\$300, with approved credit up to a month's rent	10-15 months (any lease term is avail a igher cost, sometimes doble the rent.)	water, trash, wastewater/sewer, electricity and gas	\$23 per person 18+	case by case	under 525 is denied, between 526-599 additional deposit equal to one months rent , approved above 600	2 pets per apt \$300 dep, \$35/mo rent per unit, \$65 (one-time) DNA swab for canine's poo program. Some breed & weight restrictions.	accessible in most 1st floor units
***Ramblewood 155 Briarwood Rd. Fort Collins 80521 (970) 200-8092 ramblewoodapartmenthomes.com	\$1170-\$2950	1 to 3	Yes	2x rent	\$400 varies depending on credit	12 months	Cable and internet	\$10.50 per adult \$150 admin fee	10 years since felony, No violent misdeme., do not accept other misdeme. within 3 years	No evictions, No landlord debt. No more than 60% credit not good standing	\$300 deposit \$35/rent per household	No

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(Trinity Properties Consultants) The Social at Stadium Walk 914 W. Lake St. #114, Fort Collins 80521 (844) 203-7687 ramscrossing.com	By the room: \$1,050-\$1065 Whole unit: \$1720- \$3,035,Studio \$1720, 1bd \$1650	Studio to 3	Yes	2-2.5x rent	\$0	12 months	Electric	none	no felonies or more than 3 misdemeanors	established rental and credit history	only cats unless registered support animal, \$300 deposit + \$35 pet rent	Ground Level
(Trinity Properties Consultants) The Social West 1117 City Park Ave. Fort Collins 80521 844-200-8092 ramscrossing.com	Pvt beds \$895- 2full beds \$2045	studioto 2 bds	yes	2 X rent 4X if cosigner	\$0	10-12 months	Electric & common area fee	\$13 per applicant	case by case, no violent misdemeanors, more than 7 years since felony	case by case, sliding scale, rental history, bankruptcy more than 7 years ago	2 pet max w/breed restrictions, \$300 pet fee per pet, \$35 pet rent	Ground level
(Trinity Properties Consultants) Renew Foothills Apartments 2155 Orchard Pl #L67, Fort Collins 80524 (844) 200-9739 renewfoothills.com	\$1745-\$1825	2bd 2bth	yes	2x rent	\$300	call ahead for lease term	all	\$13 per applicant	3rd party scan; Varies	good debt to income, no bankruptcies, no outstanding collections	2 pet max w/breed restrictions; \$300 deposit, \$35/mo	Adaptable
Seasons at Horsetooth Crossing 1020 Wabash St. Fort Collins 80526 (970) 377-2077 theseasonsathorsetoothcrossing.com	\$1938-\$2552	1 to 3	yes	No	\$500-\$2250 depending on credit	\$45,364	All utilities pd by tenant, Parking \$8/car, garages avail. \$80-\$100	\$29 per adult	No Felonies	case by case	none	Ground Level
Somerset Apartments 451 Boardwalk Dr. Fort Collins 80521 (970) 226-0853 somerseapt.com	\$1400-\$1775	1 to 2	Yes	2x rent	\$500	6 or 12 months then month to month	Electric & Internet	\$50 (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	813-\$1942	1 to 4	Yes	2x rent	1/2 month's rent	12 months, then month to month	Gas, Electric, PM pays water, sewer, trash	\$25	no misdemeanors within 3 years, no felonies within 3 years, no 2 felonies within 5 years, no sex offenders, no arson, no terrorist convictions	no landlord or utility dept	2 pet max w/breed restrictions, \$250 per pet deposit & \$25 per pet rent	10 units
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, employment, and criminal background	\$300 deposit, mostly refundable	Varies
Alpine Apartments W. Prospect Rd. Fort Collins 80526 (970) 221-5328	\$990-1980	By the bed to 1 to 2 bdrms	Yes	2.5x rent	\$300 up to 1 months rent	3-12 months	All	\$27	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 \$35/mo	Yes
Sunburst Property Management 2101 Clydesdale Dr. Fort Collins 80526 (970) 224-9312 sunburstfortcollins.com Information not current as of Sept 2022	\$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

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TBC Property Management 1504 W Prospect Rd. Fort Collins 80526 (970) 224-0852 http://www.tbcpop.com/home.html	\$1350-\$2600	45294.00	Yes	2x rent	1 month's rent +100	12 months	Varies	\$28 per adult	No violent or sex offenses	No current landlord debt. No evictions.650 or higher credit score	Varies	No
Terra Vida 3707 Precision Dr. Fort Collins 80528 (970) 493-5000 Terravida@echelonpg.com	\$1822-\$2264	1 to 2	Yes	2x rent	\$500	3-13 months	All and Renters Insurance	\$29	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; \$300 deposit \$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	\$575-\$1909	1 to 4	Yes	2x rent	1bdm #300, 2 bdrm \$400, 3 bdrm \$500, 4 bdrm \$600	initial lease 12 months then month to month	Varies by property	\$25 per adult, money order or cashier's check	Last 5 years. Automatic disqualifications arer sex offender and meth production. Other offenses evaluated according to recency and rehab efforts.	cretid score not checked. Last 5 yrs of rental history and potential debt to past landlords checked.	up to 2 pets. Pet dep \$300, pet rent \$25 for 1 pet and \$35 for 2 pets	Varies
Peaks on Drake 515-525 E. Drake Rd. Fort Collins 80525 (970) 223-3508 https://www.whisperingpinesfortcollins.com/	\$1340-\$1940	1 to 3	Yes	2x rent	1months rent (2 months for bad credit)	12 montgs	All	\$27 per adult	No felonies	No evictions; case by case	Breed & Size Restrictions on dogs; \$35 per month, \$300 deposit	Yes
***Woodlands Apartments 1025 Wakerobin Ln. Fort Collins 80526 (970) 207-1190 woodlandsfortcollins.com	\$987-\$1662	1 to 3	Yes	2x rent	\$300	12 months	Gas & Electric	\$28.13	3rd party scan; case by case	3rd party scan; no evictions or landlord debt	2 pet max, \$300 deposit \$35/mo per pet	Many
Youle Realty 3307 S. College Ave. Suite 209, Fort Collins 80525 (970) 204-1139 youlerealty.com	\$1050 - \$3200	1 to 6	Yes	2x rent	1 month's rent with 650 credit score, 600-649 accept add'l security deposit, cosigner if doesn't meet rental history of 3 years, income req	12 months	varies per property	\$55	no felonies within 5 years, no sex offender registry and no meth manuf/distribution	will not accept anyone with less than 600 credit score	2 pets, no breed restrictions, \$300 deposit per pet, \$35/mo pet rent per pet	no

Lakeview on the Rise, 970-666-6150	\$1255-\$1739	45294	Yes	2x rent	1 month rent, can vary	12 months	electric, gas, internet	\$0	background check will be done, no felonies lass than 7 years old	credit check done	2 pets mas 50lb or less, \$35/mo per household \$300 deposit	some
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Loveland Rentals

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

Property Information	Rent Range	Bedrooms	Accepts	Income	Deposit	Lease Term	Utilities to	Application	Criminal	Credit Policy	Pets	Handicap
All Property Services, Inc. 1113 N. Cleveland Ave. Loveland 80537 (970) 613-4446 allpropertyservices.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.pedcormangement.com/Complex.aspx?Id=281	\$1203-\$1660	1 to 3	Yes	Income restrictions based on HUD	\$250+ based on credit score or surety bond	12 months after year, month-to-month or 12-month lease	Electric, gas, cable, phone, and internet	N/A	case by case	525 min. credit; no landlord debt/active payment plan in place; case by case	2 pet max. Combine 50 lbs max; \$300 refundable deposit, \$35 pet rent per	Limited number
***Autumn Lake Apartments 574 E. 23rd St Loveland 80538 (970) 593-0705 https://www.autumnlakeapartmentsloveland.com/	\$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	\$1665-\$1995	2-Jan	Yes if they qualify	2xrent	\$300 - \$800 depending on credit	6-16 months	All	\$32.50 per adult	No felonies; will consider non-sex or non-violent offenses	No landlord debt and no bankruptcies	\$300 refundable pet deposit \$35/mo per unit	Yes

Property Information	Rent Range	Bedrooms	Accepts	Income	Deposit	Lease Term	Utilities to	Application	Criminal	Credit Policy	Pets	Handicap
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
Eagle Ridge 5275 Hahns Peak Dr. Loveland 80538 (970) 278-1818 amanda.ganskow2bpapartments.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	\$1300-\$2895	Studio-5 bdrm	yes	2x rent	Varies	12 months	varies	\$60	case by case	case by case	case by case	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

Property Information	Rent Range	Bedrooms	Accepts	Income	Deposit	Lease Term	Utilities to	Application	Criminal	Credit Policy	Pets	Handicap
Lake Vista: Centerra 2235 Rocky Mountain Ave. Loveland 80538 (970) 622-9787 www.lakevistacenterra.com	\$1700-\$2470	Studio to 3	Yes	2x rent	\$400 or 1 months rent	12 months	All	\$20 per adult	No violent felonies or sex offenses.	3rd Party Scan	\$300 refundable pet deposit \$35/mo per unit	Yes
Lincoln Place Apartments 325 E. 5th St. Loveland 80537 (970) 461-8000 www.lincolnplaceapartments.com	\$1495-\$2295	Studio to 3	yes	2x rent	\$500, 1/2-1 months rent	12 months	All	\$50	No sex offenses; No felonies	No open bankruptcies; No landlord debt	\$300 refundable pet deposit \$35/mo per unit	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/	\$1333-\$1854	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	\$110-\$1750	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	use rent qualifying criteria including over 600 credit score and no evictions	\$250 non refundable deposit \$25/mo per pet	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. \$300 deposit \$35/monthly	Yes

Property Information	Rent Range	Bedrooms	Accepts	Income	Deposit	Lease Term	Utilities to	Application	Criminal	Credit Policy	Pets	Handicap
<p>***Pier Property Services 4501 Boardwalk Dr. #M126, Fort Collins 80525 (970) 223-1349 pierpropertyservices.com</p>	\$1255-\$1555	Studio to 2	Yes	2x rent	1 month's rent	month to month - 11 month	\$90 for water & sewer, all the rest	\$50 per adult over 18	No felonies	No Evictions. No landlord debt, credit score over 600	2 pet max, \$35/mo per pet	varies loveland none in Ft Collins
<p>***Reserve at Centerra 4264 McWhinney Blvd., Loveland 80538 (970) 613-1100 www.reserveatcenterraapartments.com</p>	\$1500-\$1800	2 to 3	Yes	2x rent	\$500 to \$600	12 months	Gas, Electric	\$21 per adult	3rd Party Scan	3rd Party Scan	\$300 deposit, \$35/mo per household	Some
<p>Thompson Valley Apartments 1451 10th St. SW, Loveland 80537 (970) 292-8737 www.mtimm.com</p>	\$1425-\$1975	1 to 3	Yes	2x rent	\$500 - \$700	12 months	All	\$30	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 \$300 dep per household	Varies
<p>***Waterford Place Apartments 795 14th St. SE, Loveland 80537 (970) 667-3111</p>	\$1799-\$1949	2 to 3	Yes	2x rent	\$199	11-12 months	Varies	\$21	No sex or drug offenses, case-by-case	case by case	2 pet max w/ breed/weight restrictions; \$300 deposit per household, \$35/mo per household	Some
<p>Winslow Taylor 3518 Butternut & 2306 S. Colorado Loveland 80537 (720) 936-1854</p>	\$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



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Larimer County Mobile Home Rental Communities

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

Property Information	Spaces	Monthly Lot Rent	Bedrooms	Purchase	For Rent Price	Deposit	Accepts	Year of	Amenities	Occupancy Limits	Application	Criminal Background	Credit	Pets	Age
Blue Spruce Mobile Home Park 2730 N. Shields St. Fort Collins 80521 (970) 221-3723	25	\$550	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+
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. 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
Highland Manor Mobile Home Park 301 Spaulding Ln. Fort Collins 80521 (970) 227-8388 (Age 55 /over)	67	\$500 includes water, trash, sewer	N/A	Must purchase and bring home	12 rental units with rent at \$700-\$900/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 2 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+

Property Information	Spaces	Monthly Lot Rent	Bedrooms	Purchase	For Rent Price	Deposit	Accepts	Year of	Amenities	Occupancy Limits	Application	Criminal Background	Credit	Pets	Age
Hitching Post Mobile Home Park 6640 N. County Rd. 15 Fort Collins 80528 (970) 689-0621	13	\$500	varies	No recent transactions	\$800-\$1500	Yes, TBD if there is an opening	None requested	No recent transactions	None	2 residents per bedroom	\$35	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
Mountain View Loveland Mobile Home Park 1212 Butte Rd. Loveland 80537 (970) 667-1999	67, which includes 47 rentals	\$580	Typically 2	Unknown	\$1500-\$1600	1 month rent	Yes	No	None	Follow City guidelines	\$40 per applicant over the age of 18; \$45 fee for rental	Yes, no violent crimes or sexual offenses	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	Lot \$900	Generally 2	No recent transactions	\$900-\$1250	1 month's rent	None at present	NA	None	Immediate family only	\$35	Yes	Yes	2 pet under 15lbs	None

Property Information	Spaces	Monthly Lot Rent	Bedrooms	Purchase	For Rent Price	Deposit	Accepts	Year of	Amenities	Occupancy Limits	Application	Criminal Background	Credit	Pets	Age
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.	1-2 month rent	Yes	NA	Community garden	Follows all local, state and federal laws with respect to occupancy limits	\$45 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 Road 54G Laporte 80526 970-493-3344	56	\$250-\$700	2	Unknown	\$640/month	Up to \$400	No	None	None	2 adults, 3 children	None	Case by case	No	breed/size restrictions, \$7.50/mo per dog	No



Larimer County Living for Older Adults / People with Disabilities

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

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	\$446-\$558	Studio or 1	1 - 2 years	Yes	62+	1 month's rent	12 months	Phone, Cable, internet, AC electrical	No felonies within 5-7 yrs or sex offenses	No more than 5 things stand out on credit	2 pets 25 lbs	limited
Big Thompson Manor II 224 N. Monroe Ave, Loveland 80537 (970) 667-4195	Subsidized Section 8	Studio or 1	1 - 2 years	No	62+	1 month's rent	12 months	Phone, Cable, internet, AC electrical	No felonies within 5-7 yrs or sex offenses	No more than 5 things stand out on credit	1 pet, approx 20 lbs	Very limited
***Cadence 2555 Joseph Allen Drive Fort Collins, CO 80525 (970) 658-9025 https://www.voacolorado.org	\$445-\$1783 \$802-\$2140	1 and 2	Taking applications now	Yes	55+	\$350	12 months then month to month	electric, cable internet	No convicted felons, recent drug charges	No landlord debt or prior evictions	one pet per apartment breed restrictions \$300 deposit	Yes
Chalet Apartments (no smoking) 121 Dartmouth Trl., Fort Collins, 80525 (970) 493-4432	\$950-\$1600	1 to 3	short	yes	50+	1 month's rent	12 months	Electric, Internet/TV	case by case	case by case	No	No
The Remington 300 Remington St., Fort Collins 80524 (970) 493-7727	Studio \$400-\$1175 depending on AMI % 1 Bdrm \$550-\$1275 depending on AMI %	Studio to 1	Based on AMI (18-24 months for lowest income; shorter for higher incomes)	Yes	55+ SSDI, 62+	\$525.00	6 months	Included in rent	No sex offenders	case by case	Yes-restrictions; \$300 deposit	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
Estes Park Housing Authority PO Box 1200 Estes Park 80517 (970) 591-2535	\$497-\$1542	1 to 3	Wait list for Estes Park residents is 8 mos-1 yr; longer for nonresidents;	Yes	varies by property 1 property 55+ (The Pines)	1 month's rent	1 year	Gas, Electric	Criminal activity should not include felonies and no sex offenders.	No prior landlord debt.	pets are not permitted at most properties (subject to change)	A few with wheelchair accessibility
***Hamilton Park Apartments I 1300 N. 4th St., Berthoud 80513 (970) 532-3725 Information not current as of Sept 2022	Subsidized	1	4-12+ months	No	62+ or Disabled	300	12 months	Gas, Electric	Yes - No fee	Unknown	Yes- restrictions	Some
***Hamilton Park Apartments I 1400 N. 4th St., Berthoud 80513 (970) 532-3725 Information not current as of Sept 2022	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 (800) 466-7722 www.accessiblespace.org	Subsidized	1 to 2	Yes, but very long	No	Disabled 18+ and Seniors	Individually determined	12 Months	Electric	case by case	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 on income	12 months	Gas, Electric	Can appeal violent and drug offenses 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	\$668-\$1605	1 to 2	None maintained; must check website	Yes	55+	\$500	12 months	Included in rent	case by case; no recent felonies	No money owed to past landlords.	2 pets 25lbs limit	Yes
Mirasol I (Housing Authority of Loveland) 1153 Finch Street, Loveland 80538 (970) 663-1300	\$626 - \$1,503	1 to 2	1 - 5 yrs	Yes	55+	1 month's rent	12 months	Included in rent	No felonies, no sex offenders	case by case	1 pet, 30lb and under; \$500 fee	Yes
Mirasol II (Housing Authority of Loveland) 1153 Finch Street, Loveland 80538 (970) 663-1300	\$604 - \$1,449	1 to 2	1 - 5 yrs	Yes	55+	1 month's rent	12 months	Included in rent	No felonies, no sex offenders	case by case	1 pet, 30lb and under; \$500 fee	Yes
Mirasol III (Housing Authority of Loveland)	\$604 - \$1,449	1 to 2	1 - 5 yrs	Yes	55+	1 month's rent	12 months	Included in	No felonies, sex	case by case	1 pet, 30lb	Yes
Northern Hotel (Fort Collins Housing Authority) 172 N. College Ave., Ft. Collins 80524 (970) 493-2070	\$891-\$1605	1 to 2	waitlist 1 month - 1 1/2 months	Yes	62+	\$250	12 months	Included in rent	no violent offenders	540+ credit score or double deposit; cost is \$\$24.20 for credit check	\$350 deposit \$35/mo	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
***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, no prior landlord debt	Yes- up to 30 lbs; \$300 deposit	12 units
***Oakbrook II 3300 Stanford Rd., Ft. Collins 80525 (970) 223-1356	Subsidized	1	1 yr	No	62+	1 month's rent	12 months, then month to month	Optional \$15/mo seasonal flat fee for A/C	No sex offenders, no felonies within 5-7 years	No bankruptcies, landlord debt	Yes- under 21 inches; \$300 deposit	10 units
The Pines at Estes Park (Estes Park Housing Authority) PO Box 1200 Estes Park 80517	\$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	\$826 - \$1,214	1 to 2	1 yr+	Yes	62+ or 55 and SSDI	\$300	12 months	Electric	Case by case	\$25 fee, case by case	Yes- small	Some
***The Sanctuary 3720 Kunz Ct., Ft. Collins 80526 (970) 225-2116	Subsidized	1	Closed	No	62+ (head of household)	1 month's rent	12 months, then month to month	Included in rent	refer to property tenant selection criteria	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 based on income	Yes	62+ or SSDI	1 month's rent	1 yr	Included in rent	No felonies but can be appealed	No landlord debt	Yes- Breed restrictions	Yes
Trail Ridge Apartments	Subsidized	1	Varies	Yes	62+ or SSDI	\$747 can be	12 months	Gas, Electric	Background check	No evictions; case by	Yes- 1 pet	Some units
The Villages at Bryan 114 S. Bryan, Fort Collins 80521 (970) 416-2460 No current rentals; rates will change after renovations completed	\$550-\$700	1	N/A	Yes	55+ or SSDI	400	12 months	Gas, Electric	Yes - \$25 fee	Unknown	Yes- restrictions	Yes
The Willows (N2N) 533 E. 4th St. # 1-11, Loveland 80537 (970) 484-7498	\$724 - \$1,086	2	N/A	Yes	55+	1/2 month's rent	12 months	Electric	Yes - \$40 fee	N/A	Yes - restrictions	No
WoodBridge Senior Apartment Homes 1508 Elizateth Ft Collins CO 80521 970-472-1703	\$717 - \$1,080	1 to 2	1-2 yr	Yes	62+ or 55 and SSDI	300	12 months	Electric	Yes - \$35 fee	No Evictions	Yes - breed restrictions , 40-50 lbs	Yes

General Websites to Search for Housing

fortcollins.craigslist.org
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northerncoloradorentals.com
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apartments.com/Colorado
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socialserve.com
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rent.com
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fortcollins.com/apartments.html
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