

**COLORADO NOTICE
PORTABLE TENANT SCREENING REPORT
(CRS § 38-12-904)**

Tenant/Resident is hereby advised of the following:

- 1. Tenant/Resident has the right to provide to the Landlord/Owner a portable tenant screening report, as defined in Section 38-12-902 (2.5), Colorado Revised Statutes; and**
- 2. If the Tenant/Resident provides the Landlord/Owner with a portable tenant screening report, the Landlord/Owner is prohibited from:**
 - a. Charging the Tenant/Resident a rental application fee; or**
 - b. Charging the Tenant/Resident a fee for the Landlord/Owner to access or use the portable tenant screening report.**

CRS § 38-12-902 (2.5)

“Portable tenant screening report” or “screening report” means a consumer report prepared at the request of a prospective tenant that includes information provided by a consumer reporting agency, which report includes the following information about a prospective tenant and the date through which the information contained in the report is current:

- (a)** Name;
- (b)** Contact information;
- (c)** Verification of employment and income;
- (d)** Last-known address;
- (e)** For each jurisdiction indicated in the consumer report as a prior residence of the prospective tenant, regardless of whether the residence is reported by the prospective tenant or by the consumer reporting agency preparing the consumer report:
 - (I)** A rental and credit history report for the prospective tenant that complies with section 38-12-904 (1)(a) concerning a landlord’s consideration of a prospective tenant’s rental history; and
 - (II)** A criminal history record check for all federal, state, and local convictions of the prospective tenant that complies with section 38-12-904 (1)(b) concerning a landlord’s consideration of a prospective tenant’s arrest records.