

I will ask you (potential renter) for references. Here are some of mine, written by former renters after deposits were returned and all business matters were concluded. –Bruce

References from Past Renters

I've been in the landlord business since 1995, owning and managing a handful of houses within a block or two of my own. For the first twenty years I never thought to ask for these sorts of references. I've never heard of another landlord doing this but it seems reasonable to me, and has been well received by potential renters. I've owned all of my current rentals since the nineties, and I've had many renters over the years. With rare exceptions, those relationships have been comfortable and harmonious. I tend to have renters stay for years, without a lot of turn-over, and I strive for that result. My preference is that the relationships feel friendly and businesslike, rather than overly personal.

Bruce was the best landlord we could've asked for! We lived in one of his properties for nine years. He always gave plenty of notice when he needed to visit, unlike our old apartment complex that barged in all the time. He's extremely responsive to issues regarding plumbing and appliances: He replaced the washer, dryer, and hot water heater within days when they each died, and got a plumber out the next day whenever tree roots grew into the main sewer line.

Bruce cares about us as tenants, too. He worked with us to switch to a month-to-month lease when we needed to move away on an uncertain timeline, and always encouraged us as pet owners. He let me add garden beds to the backyard, and asked for our input when deciding on future renovations. He was very fair with rent increases--only yearly and below market rate.

We would rent from Bruce again in a heartbeat.

-K & H (written in 2026) *And I would rent to them again in a heartbeat. They moved out of state to care for an ailing parent. All of the neighbors loved them, and were sorry to see them go.)*

My experience renting from Bruce for the past two and a half years was consistently positive. He was always friendly and professional in our interactions. Whenever a repair or issue arose, Bruce responded promptly and ensured it was addressed in a timely manner. Rent increases, when they happened, were always fair and reasonable. Overall, Bruce was a great landlord who made renting a smooth and hassle-free experience.

-D (written in 2024) *(Referring to 3% annual rent increases with a year's notice)*

Renting from Bruce for the past two and a half years was a straightforward and positive experience. Communication was clear and consistent, with any maintenance requests being addressed promptly and efficiently. Rent adjustments, while infrequent, were always fair and in line with market rates. Overall, Bruce provided a reliable and professional experience as a landlord. I would recommend him to anyone seeking a fair and stable rental property.

-L (written in 2024) *(Referring to 3% annual rent increases with a year's notice)*

Referring to the two references above written in 2024: One of them moved in newly divorced, in time a girlfriend appeared and moved in, their relationship solidified, they left to build a life together elsewhere.

My wife and I rented a house from Bruce in '20-'21. It was a well-maintained home in Old Town Erie that was a pleasure to live in. Bruce is a true professional and aims to please. He will give you respect and plenty of notice in the rare event he needs entry. We would have rented from him longer but we bought our own home. Thankfully Bruce was flexible with our move out arrangements, which made it easy for us. 10/10 would rent from Bruce again.

-C&N (written in 2021)

I recently moved out of a home I rented from Bruce. I would have stayed in the home for years to come if circumstances were different. Bruce was an excellent landlord. Other landlords could take lessons on how to treat your tenants and at the same time be available if the home was in need of repair. The home I lived in was well taken care of by Bruce. If you have an opportunity to rent from Bruce you won't be disappointed. Thank you Bruce.

-L (written in 2020)

Bruce is an excellent landlord and neighbor. I lived at one of his properties for 2 years and greatly enjoyed my time there. Bruce was respectful of my space and very helpful in addressing repairs quickly. While he is a great landlord, Bruce is also a compassionate and courteous human being. If you are looking to live at one of Bruce's properties, you have found the right place.

-S (written in 2019)

He rented the house next door to me.

I rented a home from Bruce for 3 years and he was always prompt to fix any issue that arose, easy to communicate with, and simply wonderful to work with. I would rent again from Bruce any day. Just a great landlord.

-K (Written in 2019)

A single woman in the auto parts business, who worked on cars in the garage.

I've rented for most of my adult life, interacting with many landlords, and by far Bruce makes the top of the list. Not only was the house itself charming and well-maintained, but I really like Bruce's hands-off, common courtesy style. We mowed the yard and shoveled the snow, but when a wooden stair broke or the hot water heater quit, he was on it. If you're a courteous, arms-length renter looking for the same in a landlord, I encourage you to give Bruce a call.

-S (written in 2018)

They spent four years there and in my view they could have stayed forever, but divorce came and changed everything.

We met Bruce when he became our landlord. We rented a home of his in Old Town Erie. By the time our lease was up, we knew we wanted to buy. It worked out that Bruce knew of a house coming on the market and all the stars aligned. He worked as a realtor when we bought our first home in 2011. Almost 4 years to the date, we sold that home. It was not an easy ride for us or Bruce. We discussed selling for nearly a year. He drove around different parts of Colorado with us to look at houses we were interested in. We pulled back and decided not to sell. And then one day we decided to take the plunge and just list. Great timing due to the market in Erie- and within a month or so, we closed. Bruce made each transition as easy as possible; from renting from him, to then buying and selling our first home, we walked us through each step, made sure to thoroughly explain all the details and he never left anything out. He showed up to every meeting fully prepared with any necessary paperwork and even paperwork that was just helpful. He responded to my numerous (and probably repetitive) texts and calls in a timely manner and never showed frustration. I was sad to leave our first house, on a quiet street in Old Town Erie- the charm, the neighborhood, the people. And Bruce is one of those people. We recommend him to anyone considering renting or buying in and around Erie. He knows the area and he is a resident himself. He made two of the biggest hurdles in our lives and relationship seem much easier than they were."

-L (written in 2015)

They moved into my rental as a young couple first living together, and had their first child there. Then, as their agent, I helped them buy their own house two blocks down the street. When I helped them sell their house they moved to another state as an established family with a large cash nest egg from the appreciation on their house. (Yes, these stories do warm my heart.)

If you are interested in renting from Bruce Cohen, I would highly advise it, particularly if you are a mature adult who likes to have open communication with your landlord. Bruce will leave you totally alone if you have no needs from him, and he will quickly respond if you do have needs.

He is knowledgeable about many things and does almost all his own work, so you are not bothered by contractors coming in if you need to schedule for repairs.

He is a gem with your pets (especially cats, which is what we had). He always looked out for them and made sure they were safe. (I think he is a cat whisperer!).

One of the things we loved most about Bruce was his "clear communication". It is not only his motto; he really lives up to it. He clearly communicates about what he will be doing and when he will be doing it, and he always works with your schedule and what is good for you.

We have rented seven places in the Boulder/Erie area, and Bruce is by far the pick of the crop in our landlord experiences. In our lifetimes, we have rented around 40 places, and Bruce is the first and only landlord that made an appointment to sit down and talk to us when we gave our notice for early termination of our lease because we were buying our own home. He was fair in his approach to what early termination meant and he genuinely cared about what was going on for us.

If you want someone who cares when you want them to, and leaves you alone the rest of the time, Bruce is for you!

-J (written in 2015)

A lesbian couple in their fifties, married for many years.

I rented a house from Bruce for over 3 years. The house looked clean and nice and up-to-date appliances were installed, as well as available tools (lawnmower, shovels, etc.) when I arrived. It was nice renting directly from the owner and not a property manager, and Bruce was always very professional and reasonable. He was honest, responsive, and very reliable when it came to maintenance and other issues. His experience is evident and he is very resourceful. I had to move but was reluctant to leave such a nice living situation and landlord.

-C (written in 2015)

He was a young single father, a work-from-home high tech professional, and the house was a short safe walk to his son's school.