

Privacy Policy

Last Updated: 2026

Cooper Street Capital is committed to protecting your privacy. This Privacy Policy explains how we collect, use, disclose, and safeguard your information when you visit our website, apply for housing, lease or reside at our properties, or otherwise interact with us.

1. Information We Collect

We may collect personal information about you in the following ways:

a. Information You Provide Directly

- Full name
- Email address
- Phone number
- Mailing address
- Government-issued identification (as required for leasing or verification)
- Employment and income information
- Rental history and references
- Payment and billing information
- Communications you send to us (emails, forms, support requests)

b. Information Collected Automatically

When you visit our website, we may collect:

- IP address
- Browser type and device information
- Pages visited and time spent on our site
- Referring URLs
- Cookies and similar tracking technologies

c. Information from Third Parties

We may receive information from:

- Credit reporting agencies
- Background check and tenant screening providers
- Property management platforms
- Marketing and advertising partners

2. How We Use Your Information

We use the information we collect to:

- Process rental applications and leasing decisions
- Manage resident accounts and communications
- Collect rent and other payments
- Maintain and operate our properties
- Provide customer support
- Comply with legal and regulatory obligations
- Improve our website, services, and marketing efforts
- Send service-related or promotional communications (where permitted by law)

3. How We Share Your Information

We may share your information with:

- Property management and leasing vendors
- Payment processors
- Tenant screening and credit agencies
- Maintenance and service providers
- Marketing and analytics partners
- Legal, regulatory, or governmental authorities when required by law
- Successors in the event of a merger, sale, or asset transfer

We do **not** sell your personal information for monetary consideration.

4. Cookies and Tracking Technologies

We use cookies, pixels, and similar technologies to:

- Enable website functionality
- Analyze site traffic and performance
- Improve user experience
- Support advertising and remarketing efforts

You may control cookies through your browser settings, though disabling cookies may affect site functionality.

5. Data Security

We implement reasonable administrative, technical, and physical safeguards designed to protect your personal information. However, no method of transmission over the internet or electronic storage is completely secure, and we cannot guarantee absolute security.

6. Data Retention

We retain personal information only as long as necessary to:

- Fulfill the purposes outlined in this Privacy Policy
 - Comply with legal, accounting, and regulatory requirements
 - Resolve disputes and enforce agreements
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7. Your Privacy Rights

Depending on your state of residence, you may have rights including:

- The right to access your personal information
- The right to request correction of inaccurate data
- The right to request deletion of your information
- The right to opt out of certain data uses

To exercise your rights, contact us using the information below.

8. California and State-Specific Rights

Residents of certain states (including California, Colorado, Virginia, and others) may have additional rights under applicable privacy laws. We will honor those rights as required by law.

9. Third-Party Websites

Our website may contain links to third-party sites. We are not responsible for the privacy practices or content of those websites.

10. Children’s Privacy

Our services are not directed to children under 13, and we do not knowingly collect personal information from children.

11. Changes to This Privacy Policy

We may update this Privacy Policy from time to time. The updated version will be indicated by an updated “Last Updated” date and will be effective upon posting.

12. Contact Us

If you have questions or concerns about this Privacy Policy or our data practices, please contact us:

Cooper Street Capital

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Aspen, Colorado 81611**

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