

Sweet Properties

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Modesto, CA 95354
California Broker ID # 00974212
www.sweetrents.com

Complimentary Rental Listing

As of November 21, 2017 (vol. XLVII no. 47)



Key Check out Procedure

IF YOU WOULD LIKE TO SEE ANY OF OUR UNITS THAT INDICATE "KEY AVAILABLE IN OFFICE", THE KEY IS AVAILABLE IN THE OFFICE, MONDAY-FRIDAY 9am-3:30pm, AND SATURDAY 9am-12pm. AN APPOINTMENT IS NOT NECESSARY, HOWEVER TO CHECK OUT THE KEY YOU WILL NEED A PHOTO ID AND A \$20 CASH DEPOSIT. THE DEPOSIT WILL BE RETURNED TO YOU WHEN YOU RETURN THE KEY. WE TYPICALLY CHECK OUT THE KEY FOR ONE HOUR. IF THE PROPERTY IS "AVAILABLE BY APPOINTMENT", PLEASE CALL OUR RESIDENTIAL PROPERTY MANAGER TO SET UP AN APPOINTMENT AT 209-549-1031 EXT. 2.

Property Rental Requirements

- **ALL PERSONS** (ADULTS, OVER THE AGE OF 18 YEARS) **WHO WILL RESIDE IN THE HOME MUST COMPLETE AN APPLICATION**, TO INCLUDE ACCEPTABLE MEANS TO DETERMINE CREDIT (SUCH AS A SOCIAL SECURITY NUMBER & BIRTH DATE) AND SHOW A GOVERNMENT ISSUED PICTURE I.D.
- A \$30.00 (NON-REFUNDABLE) PROCESSING FEE WILL BE CHARGED FOR EACH ADULT TO DEFRAY THE COST OF CREDIT CHECK AND OTHER REFERENCE CHECKS. AN APPLICATION IS VALID ONLY FOR THE PROPERTY APPLIED FOR.
- **NO CREDIT, POOR CREDIT, INSUFFICIENT INFORMATION TO EVALUATE CREDITWORTHINESS, AND/OR JUDICIAL EVICTION ACTIVITY MAY CAUSE DENIAL OF THE APPLICATION.**
- VERIFICATION BY CURRENT AND PREVIOUS LANDLORD OF SATISFACTORY PAYMENT HABITS AND RENTAL STATUS.
- INCOME MUST BE EQUIVALENT TO THREE TIMES THE MONTHLY RENT.
- MAXIMUM NUMBER OF PEOPLE IN THE RESIDENCE: 2 PEOPLE PER BEDROOM PLUS 1 ADDITIONAL PERSON.
- **LEASE PERIOD REQUIREMENTS FOR A SINGLE FAMILY HOUSE IS TYPICALLY ONE YEAR.**



All application fees are to be paid in cash, cashiers' check, personal check, or money order made out to **Sweet Properties**.

AVAILABLE SINGLE FAMILY HOMES- OAKDALE



1537 E. D Street **101117scn** **\$1695** **\$1695** **11/21/17**
House, 3 Bedroom/ 2 Bath, Oakdale
 Nice north/East Oakdale neighborhood off Maag, Near parks & walking trails, EZ Access to shopping and Hwy 120, Home was built in 1994, 1749sf, C/HA, Ceiling fans, Living rm, Family rm with Fireplace, Kitchen includes Electric range, Microwave, Dish washer, Disposal, Breakfast nook. Master bath has soaking tub and separate shower. Utility room, Covered Patio, Sprinkler systems, Fenced backyard. 2 Car Garage with work bench. Small pets OK w/Deposit
Keys Available for check out(see check out procedures)

AVAILABLE SINGLE FAMILY HOMES- MODESTO



2936 West Monte Vista **101217scn** **\$1050** **\$1050** **11/20/17**
House 2 Bedroom/ 2 Bath, Modesto
 Country house features Family Rm, Living Rm, Dining Area, Kitchen includes Garbage Disposal, Refrigerator, Electric Range, 2 Car Garage
 Outdoor pets only w/deposit
Keys Available for check out(see check out procedures)

AVAILABLE MULTIPLES-MODESTO



1801 Montilla Ct **111317np** **\$1050** **\$1050** **11/27/17**
Multiple 2 Bedroom/ 1.5 Bath, Modesto
 Central area off Woodland/Carpenter, Apx 800sf, C/HA, Living Rm, Dishwasher, Garbage Disposal, Electric Range, Washer/Dryer Hook-ups, 2 Car Garage, Small Fenced Backyard
Keys Available for check out(see check out procedures)