

Sweet Properties

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

Complimentary Rental Listing

As of May 26, 2017 (vol. XXI no. 21)



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 MULTIPLES- MODESTO



Multiple, 3 Bedroom/ 2 Bath, Modesto **042617np** \$1095 \$1095 6/15/17
 3517 Woodglen Drive #C
 Lovely, 1200 sqft home features a Living Rm, Dining Area, C/HA, Kitchen includes Dishwasher, Garbage Disposal, Electric Range, Washer/ Dryer Hookups
 2 Car Garage, Fenced back yard, yard service provided for front yard
 No Pets
Keys Available Soon



Multiple, 2 Bedroom/ 1 Bath, Modesto **051517np** \$850 \$850 6/6/17
 3541 San Clemente Ave #B
 Fire Place, C-H/A, DW, GD, Small, 1 car garage, Water, sewer, garbage paid
 No Pets No Smoking
Keys available for check out (see check-out procedure) **PENDING!**

AVAILABLE SINGLE FAMILY HOMES- MODESTO



PHOTOS COMING SOON
House, 4 Bedroom/ 3 Bath, Modesto **050517np** \$1795 \$1795 6/1/17
 2429 Trident Dr.
 Spacious, 2236 sqft single store home built in 2003 features a Family Rm, Living Rm, Dining Area, Fireplace, C/HA, Kitchen includes Microwave, Gas Range, 2 Car Garage, Fenced Backyard, Landscape service provided for Front
 No Pets
Keys available soon

PHOTOS COMING SOON
House, 3 Bedroom/ 2 Bath, Modesto **052417** \$1195 \$1195 6/1/17
 1912 Gwyn Ct
 Cute, 1028 sqft home built in 1970 features C/HA, Dining Area, kitchen includes, Garbage Disposal, Gas Range, Microwave, 2 Car Garage, Washer/ Dryer Hookups, Fenced Back Yard
 Pets ok w/Deposit
Keys available soon

RENT

DEPOSIT

AVAILABLE

AVAILABLE SINGLE FAMILY HOMES- RIPON



House, 3 Bedroom/ 1 Bath

050917

\$1250

\$1250

6/2/17

12128 W Ripon Rd

Older country home, 1300sf, Living Rm, Dining Area, Kitchen includes Gas Range, Utility Rm, Washer/ Dryer hookups, 2 Car Garage with shop attached

Pet ok w/Deposit

Keys available for check out (see check out procedure)