

# Sweet Properties

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[www.sweetrents.com](http://www.sweetrents.com)

## Complimentary Rental Listing

As of September 22, 2017 (vol. XXXVIII no. 38)



### *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- RIPON**



**17400 HWY 120**  
**House, 3 Bedroom/ 2 Bath, Ripon** **082817** **\$1250** **\$1250** **9/20/17**  
 Older country property betw Ripon and Escalon. C/HA, Living Rm, Fireplace, Dining Area, Kitchen includes Electric Range, 1 Car Garage-Detached, Utility Rm  
 Small Pet ok w/Deposit  
**Keys Available for check-out(See check-out procedure) PENDING!**

**AVAILABLE MULTIPLES- RIVERBANK**



**3607 Kansas Ave**  
**Multiple, 2 Bedroom/ 1 Bath, Riverbank** **090517np** **\$950** **\$950** **Now**  
 Cute, 950 sqft home features C/HA, Family Rm, Dining Area, Kitchen includes Garbage Disposal, Electric Range, 2 Car Garage, Fenced Backyard  
 No Pets  
**Available by Appointment**

**AVAILABLE SINGLE FAMILY HOMES- OAKDALE**



**1402 Tumbleweed Ct**  
**House, 3 Bedroom/ 2 Bath, Oakdale** **090817** **\$1750** **\$1750** **9/29/17**  
 Lovely, 1715 sqft home built in 1997, Gas Fireplace, C/HA, Family Rm, Living Rm, Dining Area, Kitchen includes Garbage Disposal, Microwave, Gas Range, Washer/Dreyer Hookups in Utility Rm, 3 Car Garage, Fenced Backyard, Patio  
 1 Small pet ok w/Deposit  
**Available by Appointment**