

Sweet Properties

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

Complimentary Rental Listing

As of July 25, 2017 (vol. XXX no. 30)



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- CERES



3500 Timberly Lane
House, 3 Bedroom/ 2 Bath, Ceres **071717np** **\$1295** **\$1295** **8/3/17**
 Home is near Don Pedro & Mitchell Rds, EZ Hwy access. 1170sf, C/HA, Hardwood & tile flooring thru-out. Kitchen includes Dishwasher, Garbage Disposal, Electric Range, 2 Car garage, Covered patio, Fenced backyard.
 No Pets
Key available for check out(See check out procedure)

AVAILABLE SINGLE FAMILY HOMES- RIPON



321 Palm Ave
House, 2 Bedroom/ 1 Bath, Ripon **072417np** **\$1250** **\$1250** **8/5/17**
 Great downtown neighborhood, 900+sf, Carpet/Blinds thru-out, Living Rm, Kitchen includes Electric Range, Utility room, 1 car garage, Fenced backyard.
 No Pets
Key available for check out(See check out procedure)