

## Available August 7th!!! 2 Bedroom, 1.5 Bath Brick Home

**12053749170**

3004 4th Court E  
Tuscaloosa, Alabama 35405

**Rent: \$1,050.00 Size: 1210 SqFt**

**2 Beds 1.5 Baths Single Family House**

**Deposit: \$1,050.00 USD**

**Application Fee: \$50.00 USD**

**Included Utilities:**

No Utilities Included

**Heat Type:**

Electric

For more information:

<http://www.rightspacecre.com/>



### Property Description

Available August 7th!!! 2 Bedroom, 1.5 Bath Brick Home Near Buffalo Wild Wings!

This 2 bedroom, 1/5 bath, brick home is located just off McFarland Blvd near Buffalo Wild Wings - only minutes from Campus and all the shopping in Tuscaloosa! Inside you'll find lots of counter space in the kitchen spacious bedrooms, and tons of character! There is also a large back yard.

Resident is responsible for lawn care all utilities.

Applications MUST be submitted through Pure Property Management's website. We cannot accept applications done through other websites. Completed applications are processed in the order they are received.

Property is not available prior to listed date. Property cannot be leased for a lease start date later than 20 days past the listed date of availability.

Offered By:

Pure Property Management

480-969-7506

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

**SHOWING INSTRUCTIONS:** Please visit our website at [www.TuscaloosaPropertyManagement.com](http://www.TuscaloosaPropertyManagement.com) and select this property on our available properties tab. Please complete the contact info and details sections to be able to view the property. You will also be required to upload a picture of your driver's license for showings.

For vacant properties, you will be led through our self-showing lock box system. Showings are available 8am- 8pm 7 days a week. You will be required to complete all questions and upload a picture of your driver's license. You will schedule your showing time, text back the serial number of the lock box to verify that you are at the property, then you will receive a text with the lock box code. Once you receive the code, please enter the code followed by the "ENTER" button. Once the code is accepted, press the box just above the numbers to release the door to the key compartment on the lock box. Then, you will be able to get the key to the house. Please leave the lock box open while viewing the property. Once you are done viewing the property, please turn off all lights, lock all doors, and return the key to lock box.

\*\*\*\*\*

**APPLICATION REQUIREMENTS:** ALL persons over the age of 18 living in the house must fill out a separate rental application and pay the \$75 application fee online with a debit or credit card. Applications must be completed online.

**RIGHT SPACE**  
Commercial

### Druid City Properties

Office Location  
Tuscaloosa, Alabama

**12053749170**



**EQUAL HOUSING  
OPPORTUNITY**

**BEFORE YOU APPLY:** \*The Application Process may take up to 2-4 Business days to come back. We will notify you as soon as your application has been fully processed. Applications may be stored and re-used within 30 days of management's receipt. If after 30 days, applicants choose a home, they will be required to re-start the application process.

**Requirements:**

- Criminal History • no felonies against property or people within 7 years.
- No Prior Evictions of any kind.
- No Bankruptcies dismissals.
- No Bankruptcies discharges less than 1 year.
- You cannot owe a landlord any money for any reasons.
- Credit score 600+.
- Gross Monthly Income equal to least 3.5x the monthly rent before taxes.

All applicants must be at least 18 years of age. Occupancy is without regard to age, however, all occupants at least 18 years of age will be held financially responsible and: therefore, must apply and be listed on the lease.

**Co-signers:** \*Only available to active students or those who have qualifying income but no established credit history (does not include those with bad credit)

Co-signers must apply separately and include the same required documentation. Should the co-signer not have a landlord, entering their own information in that area will suffice. A co-signer must make 7x the monthly rent before taxes and have a minimum of 700 credit score.

In order to process your rental application, we will need the following items either submitted with the application OR emailed to [apps@druidcityproperties.com](mailto:apps@druidcityproperties.com).

- \*CLEAR copy of your Driver's License
- \*CLEAR copies of your last 2 most recent payroll check stubs OR two years tax returns
- \*Pet Application(s) if applicable

**PET SCREENING:** If you have pets you will be required to submit a separate PET application for each pet. The application fee is \$20 for your first pet, \$15 for all additional pets, and \$0 for assistance animal applications. Copy and paste the following link into your browser to start your Pet Screening: [pureprop.petscreening.com](http://pureprop.petscreening.com)

A nonrefundable pet fee of \$400.00 for the first pet and \$100.00 for each additional pet will be required if approved. Pet rent in the amount of \$30 per month for the first pet and \$10 per month for each additional pet.

**PET POLICY:** Due to the nature of the breeds, please consider the following breeds

"unacceptable": Akita, American Bulldog, Bullmastiff or Mastiff, Chow, Doberman, Husky, Presa Canarios, Pit Bull, Siberian Husky, Staffordshire Terrier, •Wolf Dog/ Wolf Hybrid•, Bull Terrier, Pit Bull Terrier, Rottweiler, and any combination of these.

**\*\*Please note that this is not a list Pure Property Management created. This is what our Property Owner's home owner's insurance companies will not allow. If they do a property assessment and find that a tenant has one of the above listed dogs, the Owner's insurance will drop their coverage immediately.**

**APPROVAL/MOVE-IN:**

Notification: Applicants will be notified by text, phone, and/or email as soon as the application has been reviewed. If the application has been approved, in order to secure your move in date, for DCP to stop any and all showings, and to take the property off the rental market, applicants will be required to pay all initial move in funds through the portal. Once all funds are received, the lease will be sent electronically to all parties. The lease must be executed within 2 business days or the property will go back on the market.

The keys will not be given out until the office has received the following:

- \* Security Deposit
- \* \$250 Admin Fee
- \* Fully Executed Lease
- \* First FULL month's rent (second month is prorated when applicable)
- \* Tenant liability insurance proof
- \* Pet fee(s) if applicable
- \* Utilities in tenant's name (water, electric, gas)

Keys, fobs, remotes, pool passes, etc. will be relinquished in the office between the hours of 10:00am-2:30pm, Monday-Friday but not until after 2:30pm on the date of your lease start date. Please schedule your movers and utilities accordingly.

**Resident Benefit Package (RBP):**

**OPTION 1:**

Each lease will be enrolled in our RBP for \$39.00 per month. This package can include renters' insurance.

**OPTION 2:**

All residents are enrolled in the RBP which includes HVAC air filter delivery, our best-in-class resident rewards program, identity protection, and much more! More details upon application.

**Renter's Insurance:** will be required as follows:

Tenant will be required to obtain and maintain throughout the term of tenancy a renter's insurance policy and to promptly provide DCP a copy before obtaining access to the property\*\*. Druid City Properties must be listed as a party of interest or additional interest. Liability of \$100,000 is the minimum requirement; however, we encourage tenants to have, at the least, personal content coverage as well.

Pure Property Management strictly abides by the Federal, State and Local Fair Housing Laws and principles of equal opportunity and does not discriminate based on race, color, religion, sex, national origin, handicapping condition, familial status or any other form of discrimination prohibited by law.

**Move in Special:** None

Restrictions	Lease Details
<b>Dogs:</b> Dogs (ok)	1 Year
<b>Cats:</b> Cats (ok)	<b>Section 8:</b> Housing Assistance Not Accepted
<b>Smoking:</b> No Smoking	<b>Date Available:</b> 8/7/2024