

3 bed/2.5 bath in Verrado!

16029320548

2308 N Valley View Dr
Buckeye, Arizona 85396-1679

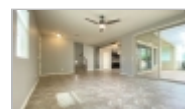
Rent: \$2,250.00 Size: 2278 SqFt

3 Beds 2.5 Baths Single Family House

Deposit: \$2,250.00 USD

For more information:

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



Property Description

Charming 3 bedroom, 2 1/2 bath, 2275 sq ft home located in the amenity filled community of Verrado! Open great room floor plan on the main level with tile floors for easy maintenance and powder bathroom. The eat-in kitchen features espresso cabinetry with crown molding, granite countertops, glass tile backsplash, gas cooktop, stainless appliances, double ovens, walk-in pantry & island with breakfast bar. Two sets of sliding doors lead out to a low maintenance yard with an extended pergola-covered patio & artificial turf. On the 2nd floor you'll find the Master and both additional bedrooms and laundry room with full size washer/dryer included. The oversized master bedroom has room for a sitting area and an en-suite bath with dual sink vanity, additional make-up vanity, separate tub & shower and walk-in closet. Secondary bedrooms share great size bath with dual sink vanity, and is located just next to the convenient 2nd floor laundry room. Highly desirable neighborhood features community swimming pools, playgrounds, bike paths, and much much more! Heritage Swim Park is just around the corner for all day fun! Easy access to I-10 freeway, and located in Verrado School District. Don't miss out on this gorgeous home, get your application in today!

Pets Welcome!

STATUS: Vacant

AVAILABLE TO SHOW: May 10, 2024

AVAILABLE TO MOVE IN: May 10, 2024

Our Resident Benefits Package includes:

1. Renters Insurance with \$100,000 liability and \$10,000 content coverage included at no cost to you on Service Stars master policy.
2. On our Pay to Stay Program, you rent any of our homes, and you will receive a \$500 credit each year you rent from us towards closing costs on any home you purchase through us. Just for paying your rent as you would with any other landlord, you earn money toward purchasing your own home.
3. You can build credit history with on-time rent payments. Our Rent Reporting Program is optional. We only report positive data to the Bureaus to help boost your credit score.
4. We offer short-term, long-term credit improvement planning with professionally trained experienced analysts at no cost to you.
5. A 24/7 emergency maintenance concierge will help you troubleshoot at any hour and dispatch help as needed.
6. Online Portal maintenance and fees.

There is additional information on the property below as well as a Q&A section to help you.

PLEASE READ THIS:

We are a Pet-Friendly Company! Most of our properties allow almost any pet, from cats to mice to snakes and birds. We understand that a pet plays a significant part in many peoples lives, so we strive to allow nearly all animals in our rentals.

SMOKING/MARIJUANA:

No smoking is allowed on the premises

SERVICE STAR
REALTY
The Key to Successful Property Management

Service Star Realty

Office Location

2929 E CAMELBACK RD, #119 (map)
PHOENIX, Arizona 85016

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No marijuana is permitted in any form

SHOWING INSTRUCTIONS:

Register for a Self-Guided Tour by clicking the Schedule a Showing button.

If there is no viewing time available, the property is not ready to show. You are welcome to get on a waitlist and receive notification as soon as showtimes are available.

You will be required to provide an ID. It is to verify your identity, make sure you are an adult, and protect the property by keeping track of visitors.

Receive text to confirm your appointment.

Upon arriving at the address, you will be guided to text the lockbox number and receive a code.

You will be guided through this process via text messages. The code only works for an hour window.

No one will meet you at the property.

Any problems? Call our office during business hours Monday to Friday between 8 am and 4 pm at 480-426-9696.

APPLICATION INSTRUCTIONS:

GO TO: <https://app.propertyware.com/pw/portals/servicestarrealty/tenantApplication.action>

Ensure that you have all the required documents handy and ready to attach to the application

Complete the Online Application Form.

Complete the Pet Screening Profile at <https://servicestarrealty.petscreening.com>

Pay the Application Fee with a credit or debit card.

We accept applications until we receive earnest money from the first approved applicant.

More Information:

UTILITIES INCLUDED: Tenant to pay for all utilities

LANDSCAPING INCLUDED: Tenant to maintain landscaping

POOL MAINTENANCE INCLUDED: Community Pool - maintained by HOA

AREA INFORMATION: Verrado

FLOORING: Carpet/Tile

GARAGE/PARKING: 2 car garage

KITCHEN/LAUNDRY APPLIANCES INCLUDED: Range, Refrigerator, Microwave, Dishwasher

PROPERTY TYPE: single-family home

YEAR BUILT: 2013

YARD: Private

Additional Amenities: Community Pool, Play grounds, Biking Paths, etc

Application, Lease Terms, and Fees

MOVE-IN FEE: \$250 Lease Administration Fee

RUSH MOVE-IN FEE: \$200

HOLD FEE/EARNEST MONEY: Equals one month rent plus \$250 lease administration fee, and it is due within 24 hours of application accepted.

ADDITIONAL FEES NOT INCLUDED IN RENT: \$59/month Resident Benefit Packet, Monthly Pet Fee between \$30 and \$70 depending on the paw score on Petscreening.com pet profiling, and city sales tax.

Application Fee: Non-Refundable, \$75/adult

APPLICATION TURNAROUND TIME: 3 business days

LEASE START DATE: Must start within 3 weeks of Approval or within 3 weeks of when the property is available, whichever is first.

LEASE LENGTH: one year or two years

LEASE TO PURCHASE OPTION: Not Available

SPECIAL LEASE PROVISIONS: None

HOA Instructions Verrado Community Association

HOA AMENITIES AND SERVICES: 623-466-7008

HOA FEE: Paid for by the owner

PROPERTY MANAGER: Lori 480-712-1216 Txt or lori@leaseaz.com

Our office hours are Monday through Friday, 8 am to 4 pm. You can still schedule a showing after hours by clicking the Schedule a Showing button.

Q&A

1. Can I get approved if I filed for bankruptcy in the past few years? We can accept your application only with a bankruptcy that was discharged. We do not accept applicants with open bankruptcy.

2. Is it the Net or the Gross income that you consider for your income criteria? We consider your Gross Income, which needs to be three (3) times the monthly rent amount.

3. Can I apply to rent the property without viewing it? Yes.

4. Can I have one application for several properties? Unfortunately, you can only be evaluated for one property at a time. If you are qualified but lose out to a competitor, you can switch your

application to another property, but again, one at a time.

5. Can I apply if I do not have a Drivers License? Yes, we accept other government-issued picture ID as well.

6. Can I apply to a property when it does not have showtimes yet? Yes.

7. Can you accept a co-signor for this property? Yes, we accept cosigners to all properties unless otherwise stated in the ad.

All information is deemed reliable but not guaranteed and is subject to change.
Tenant to verify all material facts, including but not limited to room sizes, utilities, schools, HOA rules, community amenities, fees, and costs, etc.

Restrictions

Date Available: Immediately

Dogs: Dogs (ok)
Cats: No Cats