

# STELLAR 4BR/3BA in Peoria!

**16029320548**

6932 W Lariat Ln  
Peoria, Arizona 85383-7021

**Rent: \$3,150.00** **Size: 3608 SqFt**

**5 Beds 3 Baths Single Family House**

**Deposit: \$3,150.00 USD**

For more information:

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



## Property Description

Welcome to this gorgeous 4 bedroom, 3 bathroom home in Peoria.

As you enter, you will notice the tall, vaulted ceilings and fabulous layout, with multi-level rooms, adding a sense of sophistication to the home.

This home boasts a formal living room and separate family room overlooking the beautifully landscaped yard with pool and covered patio.

The kitchen has white cabinetry with dining area, upgraded stainless steel appliances and center-island with seating. The formal dining area is right around the corner.

Windows fill this home with natural light, and the 4 bedrooms provide lots of flex space, perfect for any tenant.

The master suite is oversized, with large en-suite bathroom featuring a walk-in shower, soaking tub, and dual-vanity counter with bonus make-up counter and seating.

Home also boasts a 3-car garage! Landscaping service is included!

Outdoor BBQ not included in lease.

Pool and landscape service included in lease!

This spacious home will not last long! Inquire today!

STATUS: AVAILABLE

AVAILABLE TO SHOW: 5/20/24

AVAILABLE TO MOVE IN: 5/20/24

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, coverage valued at \$12 per month.
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 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.



## Service Star Realty

Office Location

2929 E CAMELBACK RD, #119 (map)

PHOENIX, Arizona 85016

**16029320548**



#### 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/MARJUANA:

No smoking is allowed on the premises  
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:

PETS: Dogs - 2 max

UTILITIES: Tenant to pay for all utilities

LANDSCAPING: Landlord maintains landscape

POOL MAINTENANCE INCLUDED: The Landlord maintains the pool

AREA INFORMATION: W Jomax Rd & N Terramar Blvd

FLOORING: Tile / Carpet

GARAGE/PARKING: 3-Car Garage

KITCHEN/LAUNDRY APPLIANCES INCLUDED: Oven/Stove, Dishwasher, Microwave, Washer/Dryer

PROPERTY TYPE: single-family home

YEAR BUILT: 1999

YARD: Desert Landscape

#### Application, Lease Terms, and Fees

MOVE-IN FEE: \$250 Lease Administration Fee

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 LENGTH: one year or two years

LEASE TO PURCHASE OPTION: Not Available

SPECIAL LEASE PROVISIONS: None

#### HOA Instructions

HOA AMENITIES AND SERVICES:

HOA FEE: Paid for by the owner

PROPERTY MANAGER: David Noeltner - (480) 863-6006 - [DNoeltner@leaseaz.com](mailto:DNoeltner@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**

**Dogs:** Dogs (ok)  
**Cats:** No Cats

**Date Available:** Immediately