

## 2+1 duplex in Melrose District!

**16029320548**

850 W Hazelwood St  
Phoenix, Arizona 85013-2661

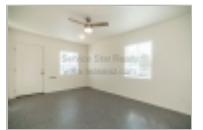
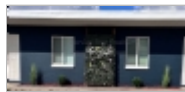
**Rent: \$1,650.00 Size:** 725 SqFt

**2 Beds 1 Baths Single Family House**

**Deposit:** \$1,700.00 USD

For more information:

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



### Property Description

Welcome to The Duplex A boutique property with mid-century modern design in the heart of Melrose District in uptown C.entral Phoenix. This active community called Grandview is the neighborhood with heart and is convenient to shopping, dining, light rail, highways, downtown, entertainment and more! This 2 bed, 1 bath property is fully renovated and never lived in! Featuring updated modern styling, solid concrete flooring, new kitchen cabinets (soft-close), new countertops, stainless appliances, and a brand-new bathroom with custom tiled shower & glass enclosure. This quaint 2-unit duplex is single level with only one shared wall, nobody above or below you. This unit also has brand new water heater, toilet, window blinds, new ceiling fans in all rooms, freshly painted, and an open concept living room/ dining room/ kitchen and private laundry! The oversized backyard is private and perfect for pets. A great micro park is within walking distance at the corner of 11th and Hazelwood. This unit also offers private off-street parking for 2-3 cars.

STATUS: Vacant

AVAILABLE TO SHOW: now

AVAILABLE TO MOVE-IN: now

Our Resident Benefits Package includes:

1. Renters Insurance with \$100,000 liability and \$10,000 content coverage is included at no cost to you on Service Stars master policy, with 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 buying your own home.
3. You can build a 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 and 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.

Additional information on the property is below, and a Q&A section will 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 POLICY**

No smoking is allowed on the premises

No Marijuana is permitted in any form

**SERVICE STAR REALTY**  
The Key to Successful Property Management

### Service Star Realty

Office Location

2929 E CAMELBACK RD, #119 (map)

PHOENIX, Arizona 85016

**16029320548**



#### SHOWING INSTRUCTIONS:

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

The property is not ready to show if no viewing time is available. 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, ensure you are an adult, and protect the property by keeping track of visitors.

Receive a 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 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.

Credit score must be a minimum 600 - required per owner.

More Information: Grandview Neighborhood adjacent to Melrose District!

PETS: Dogs - 2 max; Cat - 1 max

UTILITIES: The tenant will pay for all utilities; water is currently included -this is subject to change with a 30-day notice; no gas utilities on the property

LANDSCAPING: Tenant to maintain landscaping

AREA INFORMATION: W Campbell Ave & N 7th Ave

FLOORING: solid surface-coated concrete

GARAGE/PARKING: Driveway

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

PROPERTY TYPE: single-family home

YEAR BUILT: 1959

YARD: front gravel; back yard dirt and patio,

Additional Amenities:

#### 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, due within 24 hours of application acceptance.

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

HOA AMENITIES AND SERVICES:

HOA FEE: Paid for by the owner

PROPERTY MANAGER: [Debi@leaseaz.com](mailto:Debi@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. Do you consider the Net or the Gross income 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 IDs 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.  
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**Restrictions**

**Date Available:** Immediately

**Dogs:** Dogs (ok)  
**Cats:** Cats (ok)