

2+1 Townhome Pepper Ridge Union Hills/Cave Creek

16029320548

18224 N 25th Way
Phoenix, Arizona 85032-1094

Rent: \$1,878.00 **Size: 968 SqFt**

2 Beds 1 Baths Townhouse

Deposit: \$1,878.00 USD

For more information:

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



Property Description

This lovely 2+1 townhome located in the PepperRidge Townhome Community is the perfect place to call home. As you enter, you'll notice the tiled flooring in the entryway and living area, complemented by beautiful wood laminate flooring throughout the living room, dining room, and kitchen. The bedrooms, on the other hand, feature comfortable carpet flooring. The kitchen boasts stainless steel appliances, quartz counters, and a great window overlooking the private backyard. You'll also appreciate additional features such as plantation shutters, ceiling fans, a covered porch in the backyard, laundry facilities in the unit, and an attached two-car garage. Additionally, you'll have access to the community pool.

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 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 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.

SHOWING INSTRUCTIONS:

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

If no viewing time is 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, ensure you are an adult, and protect the property by keeping track of visitors.



Service Star Realty

Office Location

2929 E CAMELBACK RD, #119 (map)

PHOENIX, Arizona 85016

16029320548



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.

More Information:

UTILITIES: Tenant to pay for all utilities

LANDSCAPING: Tenant to landscaping

POOL MAINTENANCE: community pool only

AREA INFORMATION: 25th Way and Union Hills East of Cave Creek

FLOORING: Wood Laminate, Tile, carpet

GARAGE/PARKING: 2-car garage

KITCHEN/LAUNDRY APPLIANCES: Refrigerator, Range, Dishwasher, Microwave, Washer, Dryer

PROPERTY TYPE: Townhouse

YEAR BUILT: 1985

YARD: Private - low

Additional Amenities: community pool

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 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

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.

Restrictions

Date Available: Immediately

Dogs: No Dogs

Cats: No Cats