

## Adorable vintage 2 bed/ 1 bath home minutes from UofA &

**(520) 780-7888**

1448 E Waverly St  
Tucson, Arizona 85719-3655

**Rent: \$1,495.00    Size: 1025 SqFt**

**2 Beds   1 Baths   Single Family House**

**Deposit: \$2,242.50   USD**

For more information:

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

*NO  
Image  
Available*

### Property Description

Vintage charm abounds in this 2 bed/ 1 bath home located just minutes from U OF A and all that Downtown Tucson has to offer. The spacious living-room has original tile flooring, a large picture window providing tons of natural light and a wood burning fireplace. The quaint kitchen has original tile counters, white cabinets a gas stove and refrigerator. There is also a formal dining space that would be perfect for an office/den. Both bedrooms are spacious with large closets and double windows. The bathroom has the original tile surround on the sink/vanity and the original porcelain tub shower combo. The spacious private yard is complete with shade trees, and an extended covered patio. Extras include a covered single car-port, evap. cooling, built-ins and high ceilings.

This property is available now. The rental rate is \$1,495.00, per month and the security deposit is \$2,242.50. Two approved pets are allowed at this unit.

Our residents are automatically enrolled in our Resident Benefit Package. The cost of this program is \$35 per month. For more information regarding this program, please go to [bluefoxproperties.com](http://bluefoxproperties.com) to the For Residents tab on the banner and click on the Resident Benefit Package on the drop-down menu.

Every adult age 18 and over must complete an application. The application fee is \$55 per adult. The application process includes credit, criminal, previous rental history, employment, and income verification. Residents are required to obtain and keep liability and renter's insurance in full force and effect during the full term of the lease agreement and any subsequent renewals. The coverage must include at minimum the following:

\$20,000 renter's content coverage  
\$100,000 tenant liability insurance coverage  
\$10,000 renter's bodily injury coverage

Our residents may purchase their own policy as long as Landlord and Agent are listed as 'additional insured'. It is important to note that 'additional insured' and 'additional interest' are not the same thing. If the policy provider will not name Landlord and Agent as 'additional insured', our residents will have to find an alternate provider that will. Our residents must provide a copy of the policy to Blue Fox Properties, LLC prior to lease signing and prior to signing any lease renewal. If the copy is not provided prior to lease signing, Tenant will automatically be enrolled in the insurance policy provided through Blue Fox Properties, LLC and charged accordingly. The cost of the Blue Fox policy is \$20.

Our minimum rental requirements include the following:

- 1.The applicants' household verifiable gross monthly income must be 3 times the rental rate.
- 2.All our homes are offered as non-smoking. No smoking is allowed on the premises, inside or outside the home.
- 3.Reasonable credit which includes but is not limited to an average credit score of 580 for all applicants combined. If you are concerned about challenged credit, you may be able to address this concern by adding a cosigner or offering additional security deposit. Contact us for details.
- 4.If this property is located within the City of Tucson, housing vouchers will be considered.



### Blue Fox Properties, LLC

Office Location  
7368 N La Cholla Blvd (map)  
Tucson, Arizona 85741

**Blue Fox Leasing  
(520) 780-7888**



- 5.Applicant to provide proof that debts to previous landlords have been satisfied. An eviction can be grounds for denial.
- 6.No felonies for the past 10 years related to property damage, illegal substance manufacturing or distribution, or assault. Other criminal activity may be grounds for denial.
- 7.All pets are subject to approval.
- 8.No bankruptcies that have not already been discharged.
- 9. All current or pending collection accounts owed to any utility companies must be paid in full, with no exception, and must provide a receipt from the collection agency or utility company stating the collection fee has been paid or settled.
- 10. You must fill out an application on bluefoxproperties.com. Applications submitted through any other site will not be accepted and Blue Fox will not be responsible for any refunds.

Blue Fox Properties is an Equal Opportunity Housing provider. We are also licensed REALTORS.

**Restrictions**

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

**Date Available:** Immediately