

Luxurious 4 Bedroom 4 Bath w/Modern Touches Throughout!

18333260620

5749.5 Klump Ave
North Hollywood, California
91601-1851

Rent: \$3,995.00

4 Beds 4 Baths Single Family House

Deposit: \$3,995.00 USD



Property Description

Luxury fourplex in the rapidly evolving neighborhood of North Hollywood. Modern style with pretty laminate flooring, high ceilings, private balcony plus appliances included. 4 Generous bedrooms with 4 full bathrooms. Open kitchen with dining area. This home enjoys an oversized two car tandem garage.

Yes, we are accepting applications NOW. All listings should be presumed available and are removed immediately after taking a deposit from an approved applicant.

Take advantage of our ONLINE APPLICATION PROCESS. You may submit your application online . We do not release information on the application activity and encourage you to apply if you are interested in this property.

SCHEDULE An Agent SHOWING and receive email confirmation & a reminder via text message. Approved applicants may schedule private appointments if unable to attend one of our scheduled showings.

"Each adult that intends to live in the property (everyone 18 years or older) must fully complete a separate application and pay the \$50 application fee. SB 267 Alternate Option From Credit Reports for Housing Subsidies Where an applicant receives a government subsidy; it is unlawful to use a persons credit history as part of the application process without offering the applicant the option to provide lawful, verifiable alternative evidence of the applicants ability to pay the portion of the rent paid by the tenant. This could include, but is not limited to, government benefit payment, payment record, or bank statements. Where an applicant elects to provide alternative verification of ability to pay the rent Instead of allowing the landlord to run a credit report, the landlord shall provide the applicant time to provide the information and reasonably consider that information in lieu of credit history."

Approved applicants are given 24hrs (1 business day) to place their deposit in order to hold the property and set a move in date. Please be sure to schedule a viewing of the property either before or immediately after submitting an application to rent.

This property can only be held with a paid security deposit that guarantees the move in up to 14 days from the approval date. If the property is not yet available for move-in, we require that the move-in date be within 14 days of the expected availability date.

All HomeRiver Group residents are enrolled in the Resident Benefits Package (RBP) for

**Property Frameworks
- Los Angeles/Oxnard**
Office Location

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\$49.95/month. This includes renters insurance, a move-in concierge service to make setting up your utilities and home services easier, \$1M identity protection, a top-tier resident rewards program, credit building with on-time rent payments, and HVAC air filter delivery (where applicable). More details are available upon application.

DRE# 01975080

This Property Accept State/Federal housing subsidy programs as a source of income
We Do Business in Accordance with State and Federal Fair Housing Laws. It is Illegal to Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin.

Pet guideline (\$50 Mo pet rent) : No pets

Lease terms: 12 months

Utilities tenant pays: WATER, SEWER, POWER, TRASH, GAS

Utilities Included: None

Yard Care: Landlord

HOA disclosure: No

<https://www.insidemaps.com/app/walkthrough-v2/?projectId=k7BBt9qBZj&env=production;>

NO barbeque grills, cooking or heating devices shall not be used within 10 of the building and may not be stored on any balcony or patio. NO INTERIOR PAINTING NO BLOCKING DRIVEWAY - no warranty on refrigerator ice maker

Date Available: Immediately