

5 Bedroom / 3 Bath right off of 580 and Grant Line Rd

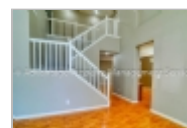
(925) 273-9865 x2

2528 Pebble Creek Ct
Tracy, California 95377-0209

Rent: \$2,995.00 Size: 2200 SqFt

5 Beds 3 Baths Single Family House

Deposit: \$3,750.00 USD



Property Description

Enjoy a 3D Virtual Tour at <https://my.matterport.com/show/?m=imkPLBb1TgJ>

Come see this 5 bedroom, 3 bathroom, 2,200 sq. ft. home located right off I-580 and Grant Line Rd. The home opens into a large living & dining room. Next, you'll enter the kitchen & dining area that overlooks the family room. The first floor also features a full bathroom and laundry closet (with hookups) and two bedrooms. Upstairs you'll find three more spacious bedrooms and two bathrooms. The master suite offers two large closets. The property is complete with a large backyard and an attached 2-car garage.

We are looking for a long-term tenant who will take excellent care of the house.

Available for move-in on May 10, 2024

Rent: \$2,995.00/month

Security Deposit ranges from \$3,750 - \$5,990.00 unless you qualify for our zero security deposit option provided by Obligo. Applicants who meet all the Basic Criteria

(<http://www.advantagepms.com/rental-criteria/>) are eligible for the minimum deposit. Applicants that do not meet all the Basic Criteria, but exceed the Minimum Criteria, may be approved with a higher security deposit. If you join Obligo, you will not be required to pay a security deposit!

Minimum Lease Term: 12 months

Pet Policy: 1 pet under 30 lbs is negotiable with a \$500/pet security deposit increase and a \$30/month pet admin fee for the first pet plus \$20/month for additional pets. Applicants with pets are required to submit a pet application through a third-party pet screening service at <https://apms.petscreening.com>.

Refrigerator: Not Included

Washer/Dryer: Hook-ups available

Gardening: Tenant responsibility

Parking: 2-Car attached garage

Utilities Included: All utilities are Tenant responsibility

Showings are available by appointment only. Schedule a showing online by clicking the Schedule a Showing link. The property is professionally managed by Advantage Property Management Services. Leasing Contact: Michelle Cowley (DRE# 01924303)

READ THIS IMPORTANT INFORMATION BEFORE YOU SCHEDULE A SHOWING

Please review the Rental Criteria at <http://www.advantagepms.com/rental-criteria> before you submit a rental application. There is a \$45/adult non-refundable application fee and ALL adults residing in the property must apply. We will (1) verify your identification; (2) check your credit report, unless you receive a Government Rent Subsidy and request to provide verifiable alternative evidence instead of a credit report no later than when the application is submitted; (3) verify your household income and employment, if applicable; (4) perform a criminal background screening; and (5) verify your rental history with previous landlords. Most applications are processed in 2-3 business days from the date we receive a completed application and all

Advantage Property Management Services

Office Location

APMS Leasing Agent
(925) 273-9865 x2



supporting documentation.

Security Deposits are calculated using a risk-based model. Applicants who meet all the Basic Criteria may be approved at the advertised security deposit amount. Applicants who do not meet the Basic Criteria but exceed the Minimum Criteria may be approved with a higher security deposit, not to exceed the legal maximum. We offer a security deposit-free option for qualified tenants using Obligo billing authorization technology.

Please DO NOT APPLY if your credit score is below 650, your household income is less than 2.5x the asking rent, you have ever been evicted, you have negative rental history, or your pets do not comply with this property's pet policy. Visit <http://www.advantagepms.com/rental-criteria/> for more information.

If you have a Government Rent Subsidy and elect to provide verifiable alternative evidence of your reasonable ability to pay rent instead of a credit report, you must inform APMS when you submit a rental application. Failure to notify us at this time may disqualify you from participation in alternative verification. We will provide a list of required documentation after we receive a request. All documentation must be provided within 48-hours. Contact us to learn more about this process and the required documentation.

All verifiable sources of income will be considered. Pursuant to CA Gov. Code 12955(o), the income multiple is based on the amount of rent that will be paid by the Applicant (not the total rent amount) if the Applicant has a rental voucher or other housing subsidy.

To help ensure all residents understand our pet and animal-related policies, all Applicants must submit a pet application through a third-party pet screening service as part of the rental application process. The application is available at <https://apms.petscreening.com>.

All Information Deemed Reliable But Not Guaranteed. APMS is not responsible for content published by third-party listing websites (i.e. Zillow, Trulia, Hotpads, etc).

Restrictions

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

Lease Details

12 Months
Date Available: Immediately