

## 2 Bed 2 Bath Condo in the Heart of Fort Myers!

**12393091296**

3704 Broadway #120  
Fort Myers, Florida 33901

**Rent: \$1,275.00 Size:** 1015 SqFt

**2 Beds 2 Baths Apartment**

**Deposit:** \$1,575.00 USD

For more information:

<http://www.rentifipm.com>



### Property Description

2 bedroom, 2 bathroom home in Fort Myers available for immediate move in! Galley-Style eat-in kitchen flows effortlessly into a large common area with plenty of natural light and wood-style flooring throughout!

UTILITIES INCLUDED: Trash Service, Lawn Care, Pool Care

PARKING SITUATION: Assigned Parking

PET RESTRICTIONS: no pets

SHOWING INSTRUCTIONS: Call/Text 239-309-1296 to schedule a showing.

UTILITIES INCLUDED: Trash Service

**\*\*Additional HOA Application and Fees Required\*\***

Minimum credit score of 650 per HOA rules

HOA APPLICATION FEE: \$150.00/Individual

HOA REQUIRES APPLICANT TO HAVE RENTER'S INSURANCE

#### QUALIFICATIONS & REQUIREMENTS:

\* Application Fee \$75 per adult.

\* 3 months worth of most recent pay stubs.

\* Monthly income has to be more than 3 times the monthly rent (combined).

\* If your credit, residence history or income does not meet our criteria, you may still be approved but at a higher security deposit amount.

\* Copies of ID's.

\* Subject to Credit, Criminal and Eviction searches.

\* Security Deposit is one month's rent plus \$300.00 (pending owner's approval).

\* Our pet fees are Non-refundable pet fee of \$300.00 for the first pet and \$150 for each additional pet including a \$20 per month per pet, pet rent. Some properties may require higher fees or higher rent amounts. If a higher fee or rent amount is required, you will be notified once the pet application has been processed.

\* Pet Screening Required: <https://rentifipm.petscreening.com/>

\* Properties under an association will require an additional association applications and fees may apply.

\* In addition to the rent, a resident benefits fee of \$40.00 will be applied. Read more about what that includes here: <https://www.capecoral-propertymanagement.com/resident-benefits-package>

\*All information is Deemed Reliable But Not Guaranteed and is Subject To Change.

**\*\*Avoid Rental Scams:** Rentifi Property Management will never ask you to wire money or request funds through a payment app on your mobile device.

The full Application Criteria can be found here:

<https://www.capecoral-propertymanagement.com/rental-criteria>

Are you an Owner looking for a property management company? Find out if Rentifi is a good fit



**Rentifi Property Management**

Office Location

**12393091296**



**EQUAL HOUSING  
OPPORTUNITY**

for you: <https://www.capecoral-propertymanagement.com/>.

Rentifi Property Management LLC  
2830 Winkler Ave #103-A  
Fort Myers, FL 33916  
Phone: (239) 549-6611

Amenities: Laundry Onsite, Community Pool

**Restrictions**

**Date Available:** Immediately

**Dogs:** No Dogs  
**Cats:** No Cats