

# Cute Downtown Orlando 1 Bed 1 Bath Downstairs Unit

**407.628.2500**

727 Arlington Street  
Orlando, Florida 32805

**Rent: \$1,225.00** **Size:** 550 SqFt

**1** Beds **1** Baths **Multiplex**

**Deposit:** \$1,225.00 USD  
standard approval amount

**Application Fee:** \$70.00 USD

**Included Utilities:**

Water / Lawn Service

**Schools:** Please go to Orange County Public Schools website.

For more information:

<http://www.jandergroup.com>



## Property Description

### AVAILABLE NOW

Welcome to Orlando 1 Bed 1 Bath Rental, located in the heart of downtown Orlando. This is the downstairs unit that is for lease. There is a cozy and convenient living space, perfect for anyone seeking a comfortable home. Step inside this downstairs unit and be greeted by the fresh ambiance of newer paint throughout. The beautiful wood-like tile flooring spans the entire downstairs, creating a sleek and modern look.

The open floor plan allows for seamless flow between the living and kitchen. The refrigerator and electric stove offer the essential appliances for your culinary needs. There is a separate bedroom and the bathroom is updated and features a large shower. Lawn maintenance is included, ensuring a hassle-free outdoor experience.

Situated close to I-4 and shopping centers, this unit offers convenience at your fingertips. Whether you're commuting to work or exploring the city, you'll appreciate the easy access to major roads and nearby amenities. Don't miss out on this opportunity to call this 1 Bedroom, 1 Bath Rental your new home.

Water and Lawn service included in the Rent.

This unit does not have a washer or dryer, must use a laundromat.

Always check our website - [www.jandergroup.com](http://www.jandergroup.com) - for up-to-date info and availability of this home or email us at [Leasing@jandergroup.com](mailto:Leasing@jandergroup.com).

\*\*\*\*IMPORTANT\*\*\*\* When replying please make sure to send to [leasing@jandergroup.com](mailto:leasing@jandergroup.com). Most sites will send your reply to a site specific address instead of our [leasing@jandergroup.com](mailto:leasing@jandergroup.com) address.

### Financial Requirements:

There is a nonrefundable lease application fee per adult or married couple, which must be paid to process a lease application. Please find the lease application and fee information available on our website.

Applicants meeting the standard and customary qualifications for rental have a security deposit equal in value to one month's rent. Conditional approvals require a higher security deposit. At minimum, lease applications will have the following checks completed: full-time local employment (no co-signers), current and previous verifiable rental/mortgage payment history, standard retail credit report, eviction search, criminal record history, bankruptcies and foreclosures/short sales search. Please note that applicants with a bankruptcy discharged for less than two years cannot



## The Jander Group, Inc.

Office Location  
1440 Howell Branch Road (map)  
Winter Park, Florida 32789

**Leasing Staff**  
**407.628.2500**



be approved (NO Exceptions).

At minimum, any required deposits, first month's rent, and maid cleaning fee are due at lease commencement.

### Restrictions

**Dogs:** Dogs (ok)

**Cats:** Cats (ok)

PETS ARE ON AN APPROVAL BASIS. BREED  
RESTRICTIONS APPLY

**Smoking:** No Smoking

### Lease Details

minimum lease into the beginning of 2025

**Date Available:** Immediately