

# Beautiful 3/2 in Orlando!

**(407) 682-8672**

13407 Early Frost Circle  
Orlando, Florida 32828

**Rent: \$1,400.00** **Size: 1733 SqFt**

**3 Beds 2 Baths Single Family House**

**Deposit: \$1,400.00 USD**

**Application Fee: \$45.00 USD**



## Property Description

Wonderful 3 bedroom, 2 bath in gated community - perfect for families who want the amenities to enjoy but not the upkeep of having them. This large, open floor plan features the kitchen with a breakfast bar, an eat-in area and open to the family room. The living room and dining room are combined for optimal entertainment. The master bedroom features a walk-in closet, garden tub and separate shower. Other features of this home include carpet and tile flooring, ceiling fans, covered porch and a 2 car garage. Call today for an appointment!

### FEATURES:

- All appliances - black
- Eat in kitchen with 36" cabinets
- Breakfast Bar
- Family Room
- Living Room/Dining Area Combo
- Split bedroom plan
- Master bath garden tub and separate shower
- Volume ceilings with fans
- Ceramic tile and carpet
- Washer and Dryer hookups only
- Covered entrance and patio
- 2 car garage with opener and remotes

### SCHOOLS:

- Timberlakes Elementary
- Avalon Lakes Middle
- Timber Creek High

1 Small Pet (30lbs and under) is allowed - NO AGGRESSIVE BREEDS! All pets are subject to owner approval. A minimum deposit of \$300 is required of which \$100 is non-refundable.

PRIOR TO APPLYING FOR ANY PROPERTY - YOU MUST SEE THE PROPERTY FIRST!  
APPLICATION FEES ARE NON-REFUNDABLE! \$45 application fee per adult

### Application Process:

#### We check:

- Credit (rental collections and utility collections are red flags)
- Rental history
- Employment
- Sexual offender websites
- Background (extent determined by HOA requirements)

Gross income must meet or exceed 3 times the monthly rent to qualify for the property you are

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interested in.

IE: You must have \$3000 gross income (you must be able to prove this income) in order to qualify for \$1000 a month rental.

How to prove your income?

A copy of your last pay stub or a letter from your employer will help in determining your income. Sometimes copies of your bank statement or your tax return, W2 forms or 1099 forms are necessary as well. Types of income include, Child Support, Spousal Support, SSI, Retirement and/or Disability, Wages, Parental Support and Student Financial Aid.

ALL APPLICATIONS ARE SUBJECT TO OWNER APPROVAL!

**Date Available:** Immediately