

# The Falls at Tampa: 2 bed/1 bath - 1st FULL MONTH RENT

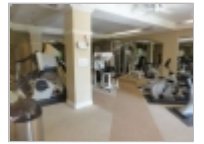
**(407) 682-8686**

13110 Arbor Isle Dr #304  
Temple Terrace, Florida 33637

**Rent: \$850.00** **Size: 1037 SqFt**

**1 Beds 1 Baths Single Family House**

**Deposit: \$850.00 USD**  
**Application Fee: \$45.00 USD**



## Property Description

Welcome home to this adorable 2 bedroom, 1 bath condo on the 3rd floor! Features include an inside utility room with washer and dryer, screened balcony, ceiling fans, all kitchen appliances except a microwave, walk-in closet and built-in shelving for you electronics! The kitchen is open to the living room/dining area and features a breakfast bar. Conveniently located to I-75 for quick access to anywhere you need to be in the Tampa area. The gated community offers their residences the use of a community pool, tennis courts, fitness center and a bbq picnic area.

### FEATURES:

3rd floor  
All appliances except Microwave  
Breakfast Bar  
Inside Utility with washer and dryer  
Living Room/Dining Area Combo  
Ceiling Fans  
Vinyl and Carpet Flooring  
Walk-in Closet  
Built-in Shelving  
Balcony

HOA has application and the move in date is subject to their approval process.

Water is to be invoiced separately by the management company when the bill is received in the office. No water deposit is required.

Small Pets (30lbs and under) are 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 interested in.

IE: You must have \$3000 gross income (you must be able to prove this income) in order to

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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.

**Date Available:** Immediately