

# Cute Atlanta Duplex for Rent, 2 Bedrooms/1 Bath by Plat

**470-300-1606**

1361 Byrere Ter SW  
Unit 1  
Atlanta, Georgia 30310

**Rent: \$1,275.00** **Size:** 831 SqFt

**2 Beds 1 Baths Duplex**

**Deposit:** \$1,275.00 USD  
Contingent on Application

Qualifying Guidelines

**Application Fee:** \$75.00 USD

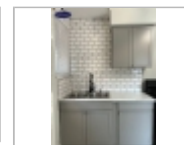
**Included Utilities:**

Sewage / Garbage

**Schools:** Please contact County School District to confirm school zones, as they are subject to change.

For more information:

<http://www.platinumrentalproperty.com>



## Property Description

Recently Renovated Duplex sits on a Level Lot, Featuring NEW Floors, freshly painted Neutral-colored walls, and Stainless Appliances in the Eat-in Kitchen. Each of the bedrooms are generous in size and share a Bath. Located just off Campbellton Rd with Marta access nearby. Within waking distance to Oakland city Park!

**SCHEDULE A TOUR:**

<https://app.tenantturner.com/listings/platinumrentalpropertycom> or call 470-839-3114 if you have further questions. Listen to prompts 1-3.

**UTILITIES:**

Tenant is responsible for all utilities

Trash - Sewer - Front Lawncare included with rent

**SCHOOLS:**

Please contact County School District to confirm school zones, as they are subject to change.

**PETS:**

This Home for Rent is Pet Friendly up to 1 cat only, Breed restrictions apply, More info, <http://www.platinumrentalproperty.com/future-resident-faq>

**QUALIFICATIONS:**

-Minimum 550+ Credit Score,

-No Evictions,

-No Repossessions,

-No Excessive Collections (\$3,000+)

-No Utility or Landlord Collections,

-Income minimum (3x Advertised Rent),

-Criminal/Background Check,

-Employment and Rental/Home Ownership Verification,

-App Fee: \$75 PER applicant over the age of 18

<http://www.platinumrentalproperty.com/FAQRetrieve.aspx?ID=57504>

-Additional security deposit 1.5x required for co-signers.

**LICENSED AGENTS:**

Register your clients here - [www.platinumrentalproperty.com/client-registration-form](http://www.platinumrentalproperty.com/client-registration-form)

24 hours' notice required.

To qualify, your client must be personally registered, by you, using this online client registration. You must have brought your client to the home, and registered them, on the initial visit. After your client is registered in your name, he is protected as your client for the home you viewed, regardless of how many times he visits, and whether he rents this home in your presence, or not. Furthermore, you must have a Current GA



## Platinum Property Management

Office Location

212 Kelly Mill Rd (map)

Cumming, Georgia 30040

**Laura Birr**

**470-300-1606**



Real Estate license. The terms of this discretionary program are subject to change without notice, and Platinum is the final arbitrator of any and all issues.

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DISCLAIMER:

Advertising is subject to errors; All information is believed to be accurate but not warranted. Equal Housing Opportunity. Tenant(s)/applicant(s) to rely on their own visual observations as to what amenities and community offers. Accuracy of all information deemed reliable but not guaranteed and should be independently verified. All Cities and Counties are subject to specific ordinance codes pertaining to the occupancy of a dwelling. Please refer to the County and/or City in which you are applying for further details.

**Move in Special:** Wipe down clean and rekey before move in

**Restrictions**

**Dogs:** No Dogs  
**Cats:** Cats (ok)  
One time, due at move in, \$400 per pet fee (up to 1 cat only) Breed restrictions and more info,  
<http://www.platinumrentalproperty.com/future-resident-faq>  
**Smoking:** No Smoking

**Lease Details**

12 month min  
**Date Available:** Immediately