

Large 4-bedroom duplex on corner lot!

19136002223

31642 West 174th Street
Gardner, Kansas 66030

Rent: \$2,100.00 **Size:** 2102 SqFt

4 Beds **3** Baths **Duplex**

Deposit: \$2,100.00 USD



Property Description

Thank you for your interest in TM3 Realty and Property Management's rental home!

This is a nice large duplex on corner lot, on the west side of Gardner, close to great schools, shopping and I-35 just a few minutes away. Granite kitchen countertops, deep sink, Whirlpool stainless appliances. Plenty of closet storage spaces. LED lighting throughout. Family room in basement is huge, and has an egress window. There is a large 2 car garage, 20 X 22. In the rear is a 10 X 12 elevated deck.

To schedule a showing or apply for this rental you MUST visit our website at <https://www.tm3propertymanagement.com/> You CANNOT schedule a showing or apply to any of our properties through Zillow.

To get on a WAITLIST or SCHEDULE SHOWING: Visit TM3 Realty and Property Management's website click on FIND A RENTAL to schedule a tour or get on the waiting list. Please use the TenantTurner link provided on our website to request an appointment time or get on the waiting list. TenantTurner requires you to answer a series of qualifying questions AND upload your ID to schedule a showing. If you DO NOT complete ALL the steps you will NOT be able to schedule a showing. We only allow scheduling through the scheduling app, TenantTurner. You DO NOT need to speak to an agent to schedule an appointment or get on the waiting list. We do not recommend applying for a home before you have toured it, application fees are NON-REFUNDABLE and applications are processed as they are received. If you choose to apply prior to seeing a home, it is AT YOUR OWN RISK. Completed applications will be reviewed within 3-7 business days.

Please visit TM3 Realty and Property Management website for the most accurate information. <https://www.tm3propertymanagement.com/>

The resident pays All Utilities. Pets allowed with an additional Pet Fee (\$350/pet) and rent of \$25 per pet. Max of 2 pets allowed.

Rental requirements:
Minimum rental credit score of 600
3x rent in monthly gross income
No prior evictions in past 7 yrs

Move in fees and requirements:
Security Deposit Equal to One Month's Rent
\$150 Admin Fee
Proof of Renters Insurance
Utility Confirmations

TM3 Property Management

Office Location

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Any occupant over the age of 18 is required to apply and pay the non-refundable application fee. The non-refundable application fee is \$60 per applicant. Applying for a property and paying a \$60 non-refundable application fee before viewing it, is completely at your discretion. The completeness of your application is your responsibility, please see the application process tab on our website before applying at <https://www.tm3propertymanagement.com/> We do not have any owners that accept housing vouchers at this time.

***We DO NOT ADVERTISE ON CRAIGSLIST!! If you see this unit on Craigslist it is a SCAM!! We do not advertise on Craigslist, Facebook Marketplace, Letgo, or Social Serve.

Restrictions

Date Available: Immediately

Dogs: Dogs (ok)

Cats: Cats (ok)