

## Nice 2BR, 2.5BA Duplex Unit

**18646714931**

106 Hilton St Unit B  
Greenville, South Carolina  
29607-2241

**Rent: \$1,950.00** **Size:** 1060 SqFt

**2** Beds **2.5** Baths **Duplex**

**Deposit:** \$1,950.00 USD

For more information:

<http://www.marchantpm.com>

**NO  
Image  
Available**

### Property Description

Awesome duplex! Each unit features an open floor plan and a Kitchen with quartz counters, stainless steel appliances and a large island. Upstairs are 2 bedrooms, each with its own en-suite bathroom. Covered front porches to enjoy a cool beverage at the end of the day. Convenient parking. Hop on the Swamp Rabbit Trail, only a couple of blocks away. Close to downtown Greenville as well!

STATUS: Vacant

**SHOWING INSTRUCTIONS:** To view the property, you will use the lockbox that is attached to the front door of the property. You may view the property 7 days a week, between 8 am-8 pm. To gain access to the lockbox, you must register & validate your mobile phone number through Tenant Turner. From the listing on our website, just click the Request a Showing button and it will walk you through all the steps in order to access the property. As a part of the registration, there is an ID verification process is required. You will have to upload a picture of your state-issued photo ID. Once you are registered and at the property to view the interior, you will call the following phone number: 864-671-4931 and you will be texted the instructions for accessing the lockbox.

If you have the opportunity to view one of our properties, please make sure to remove your shoes before entering, make sure that all lights are left off, and all doors are locked and secured so that you will not be held responsible for any damages. Also, be sure to leave the key secured in the lockbox as you found it and make sure the lockbox is closed and locked.

**PET POLICY:** Up to one small pet only; Before final approval can be obtained, you will be required to submit a pet application through a 3rd party pet screening company and provide photos of your pet and vaccination records. We charge a Non-Refundable Pet Admin Fee of \$200 per pet and a \$35 monthly Pet Fee for each pet. For pet-friendly properties, any more than 2 animals must be approved by the owner. No Aggressive or Dangerous Dog Breeds. To view our Pet Policy, please click this link: <https://www.marchantpm.com/Pet-Policy>

**SMOKING:** All our properties are non-smoking properties. No smoking is permitted inside or anywhere on the premises of the property.

**RENTAL REQUIREMENTS:** Prior to viewing this property, please make sure to check out the application requirements on our website at <https://www.marchantpm.com/Apply-Online>

**APPLICATION INSTRUCTIONS:** To apply for one of our properties, make sure that you have all the required documents handy and ready to attach to the application. To submit the application, GO TO <https://www.marchantpm.com/Apply>

**APPLICATION TURNAROUND TIME:** 1-3 business days

**SECTION 8/HOUSING ASSISTANCE:** Not Accepted

**LEASE TO PURCHASE OPTION:** Not Available



**Marchant Property  
Management, LLC**

Office Location

**18646714931**



LEASE LENGTH: Minimum Lease Term of One Year

PROPERTY TYPE: Duplex

MAIN BEDROOM ON MAIN LEVEL: No

GARAGE/PARKING: Off-Street Parking (Paved Driveway)

TYPE OF HEAT: Electric Heat

FENCED YARD: Yes

APPLIANCES INCLUDED: Refrigerator, Electric Stove, Dishwasher, Disposal, Microwave, Washer, Electric Dryer

UTILITIES INCLUDED: Garbage is included in the rent. Tenant to pay for all other utilities

LAWN MAINTENANCE: The tenant is NOT responsible for maintaining the landscaping

APPLICATION FEE: \$60 per person. Non-Refundable. Everyone 18 and older must submit an application and pay an application fee

PET SCREENING FEE: Pet screenings are \$25 for the first pet and \$15 for additional pets, and service/companion animal registration is free.

LEASE ADMIN FEE: Marchant Property Management, LLC requires a \$200 Lease Admin Fee at the time of lease signing.

NON-REFUNDABLE MOVE-OUT ADMIN FEE: In an effort to lessen the resident's workload at move-out and ensure that the Premises meet Marchant's standards for a new resident, Marchant Property Management, LLC requires a \$500 Non-Refundable Move-Out Admin Fee which covers the cost of professional cleaning and professional carpet, hardwood, and floor cleaning.

NON-REFUNDABLE RESERVATION FEE: In order to secure the property, Marchant Property Management, LLC requires a Non-Refundable Reservation Fee, which is equal to the monthly rent amount, at the time of lease signing. Once the lease start date arrives, the Non-Refundable Reservation Fee is applied to the Lease Admin Fee, Non-Refundable Move-Out Admin Fee, Pet Admin Fee, and then towards first the month's rent.

SECURITY DEPOSIT REQUIREMENT: Security Deposits are typically equal to the monthly rent amount. However, in cases where there are more perceived risks due to credit, income, rental history, etc., the Landlord reserves the right to require a higher security deposit.

NO SECURITY DEPOSIT OPTION: All of our properties offer a NO SECURITY DEPOSIT OPTION through Obligo. Obligo is a security deposit alternative that replaces the need for a traditional security deposit. Instead of a large upfront cash security deposit, renters pay Obligo a small non-refundable service fee, and Obligo insures each home for the property owner in case of damages and lost rent that might occur. The Obligo enrollment process takes just minutes and is available to all renters, regardless of credit score or income.

RESIDENT BENEFITS PACKAGE: In addition to the monthly rent, there is an additional \$35 monthly charge that helps cover the cost of a filter subscription service, a Master Insurance Policy featuring \$100,000 in Liability Coverage and \$10,000 in Tenant Personal Contents Coverage, Moving Concierge Program, 24/7 Maintenance Coordination, Free Online Rental Payments, Tenant Portal Access, Online Move-In Inspection Reports, Rental Verifications, Home Buying Assistance Program, and 14 Hour/Day/7 Days/Week Staffing Center.

ERRORS & OMISSIONS: Every effort has been made to provide applicants with reliable and accurate information regarding the home you are applying for. However, changes can and do take place to cause inaccurate information to be accidentally presented. We encourage all tenants to verify schools, allowable pets, expected features, or any HOA concerns prior to signing a lease agreement. Any information posted in any advertisement does NOT constitute a written agreement or guarantee of the facts stated.

Listing By:  
Marchant Property Management, LLC  
PO Box 4406  
Greenville, SC 29608  
864-671-4931  
leasing@marchantpm.com  
www.marchantpm.com

## Restrictions

**Date Available:** Immediately

**Dogs:** Dogs (ok)

**Cats:** Cats (ok)

