

Wonderfully maintained home in Simpsonville

18646714931

604 Wild Horse Creek Drive
Simpsonville, South Carolina 29680

Rent: \$2,695.00 Size: 2500 SqFt

4 Beds 2.5 Baths Single Family House

Deposit: \$2,695.00 USD

For more information:

<http://www.marchantpm.com>

**NO
Image
Available**

Property Description

This fabulous home features 4 bedrooms, a 4th bedroom that could be a bonus, 2.5 baths, a formal dining room, a large living room an upgraded kitchen with granite, white cabinets with decorative hood, 2 pantries, some pull-out drawers, and overlooks the beautiful backyard. The screened-in porch is the perfect place to enjoy plenty of shade, the sound of nature and hear the soothing sound of the trickle of the stream that flows along the back of the property. Upstairs you will find the large main suite with an updated primary bath and extra storage and built-in countertop space. The other 4 bedrooms and bath are also upstairs. This home also features some plantation shutters on the main level and new blinds upstairs, all new flooring throughout, updated lighting, and is situated across from the access to the soccer field and nature trail. Built-ins in the garage. Stand-up crawl space.

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: Dogs under 50lbs only, no cats. 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>



**Marchant Property
Management, LLC**

Office Location

18646714931



APPLICATION TURNAROUND TIME: 1-3 business days

SECTION 8/HOUSING ASSISTANCE: Not Accepted

LEASE TO PURCHASE OPTION: Not Available

LEASE LENGTH: Minimum Lease Term of 6 Months. Leases less than 12 months will require a 10% Rent Increase

PROPERTY TYPE: Single Family Home

MAIN BEDROOM ON MAIN LEVEL: No

GARAGE/PARKING: Attached 2-Car Garage

TYPE OF HEAT: Gas Heat

TYPE OF WATER HEATER: Electric Heat

FENCED YARD: No

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

UTILITIES INCLUDED: Tenant to pay for all utilities

LAWN MAINTENANCE: The tenant is 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

Restrictions

Date Available: Immediately

Dogs: Dogs (ok)
Cats: No Cats