

## 212 Cornerstone Court

**18646714931**

212 Cornerstone Court  
Simpsonville, South Carolina 29681

**Rent:** \$1,495.00 **Size:** 1716 SqFt

**3 Beds 2 Baths Single Family House**

**Deposit:** \$1,495.00 USD

For more information:

<http://www.marchantpm.com>

*NO  
Image  
Available*

### Property Description

STATUS: Occupied. Available 7/15/24

SHOWING INSTRUCTIONS: Since this property is currently occupied, a showing must be coordinated with the current resident. It is our goal to get back to you within 24-48 hours. If it is a new listing, it could take longer to make contact with the resident. Thank you for your patience. Please click the Request a Showing button on the listing on our website to request an appointment. Once you enter your information and answer a few prequalifying questions, you will be prompted to select a day and time. One of our showing agents will accept the requested day and time OR will contact you with options that will work better for all three schedules. Please note that we require all prospects to confirm the showing on the day of the showing. You will be prompted for this confirmation, and the agent may request additional confirmation by text or email at least one hour prior to showing. Any lack of response could result in a cancellation of the showing request.

PET POLICY: No Pets

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

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: Yes

GARAGE/PARKING: Off-Street Parking

TYPE OF HEAT: Electric Heat

FENCED YARD: No

APPLIANCES INCLUDED: Refrigerator, Electric Stove, Dishwasher, Disposal



**Marchant Property  
Management, LLC**

Office Location

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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  
www.marchantpm.com

## Restrictions

**Date Available:** 7/15/2024

**Dogs:** No Dogs

**Cats:** No Cats