

1 Story Home with 3 Car Garage & Good Sized Backyard in

12103686662

8515 Fess Parker Drive
San Antonio, Texas 78254

Rent: \$2,145.00 Size: 1556 SqFt

3 Beds 2 Baths Single Family House

Deposit: \$2,145.00 USD

For more information:

<https://bluefaxpm.com>



Property Description

Beautiful 1 story home with a very efficient floorplan, 3 car garage and a large back yard located in Beautiful Kallison Ranch. Neighborhood features a Catch & Release Pond with Picnic Tables & Grills, Swimming Pools, Pavillions and Playgrounds. The Home has a huge 3 car garage, covered patio and a HUGE back yard. Inside features granite countertops, gas cooking, refrigerator and washer/dryer included.

\$229 one-time lease administration fee.

Tenant benefit package required with all lease agreements:

- Air Filter Delivery
- Positive Credit Reporting EACH MONTH for On-Time Payments
- After Hours Emergency Maintenance Line
- Tenant Portal
- Online Rent Payments
- Online Maintenance Requests
- Move-In & Move Out Report with Photos
- Lockbox Move-In
- Pinata Tenant Rewards (earn rewards for On-Time Payments)
- Cost \$35/month

If you apply for one of our properties, there is a \$60 per adult application fee that is non-refundable. Anyone living at the property that is 18 years old or older will have to apply.

1. We will check your credit report
2. Check for any past evictions
3. Your income MUST be verifiable and sufficient (3x the rent)
4. We Will Perform criminal background screening
5. All animals, if allowed, will be screened via PetScreening.com
6. Service Animals will be verified. Typically, 'certificates or registrations' purchased from the internet are not sufficient.

We encourage you not to apply if you have credit scores below 550, have ever been evicted, have a bad rental history, or recent drug/violence-related felony convictions.

A risk mitigation fee is charged for applicants with combined FICO scores Below 600. A one-time charge of \$69 + \$10/month will be added to your account.

For units that accept pets (cats & dogs)

1. One-time administration fee of \$49 per pet
2. Monthly pet rent of \$35 per approved pet



Bluefax Property Management

Office Location

12103686662



3. Due to the homeowner's insurance restrictions, we cannot allow certain breeds \$229 one-time lease administration fee.

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Security Deposits
One Applicant has to have a score of 600 or higher to be considered.
Average scores below 550 are not acceptable. *We use Transunion's Resident Scoring 4.0

Scores are averaged together for deposit purposes.
700+ APPROVED at Deposit Listed
650+ APPROVED with 1.5x Security Deposit
600+ APPROVED with 2.0x Security Deposit
550+ CONDITIONALLY APPROVED with Additional Deposit
549< Not Approved

The listing agent relies on 3rd party data, and cannot guarantee square footage or school boundaries. You Should Independently Verify these items if important

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No aggressive breeds

Restrictions **Date Available:** Immediately

Dogs: Dogs (ok)
Cats: Cats (ok)