

Sweet Properties

(209) 549-1031
1608 F St.
Modesto, CA 95354
California Broker ID # 00974212
www.sweetrents.com

Complimentary Rental Listing

As of September 3, 2010 (vol. XXXI no. 36)



Key Check Out Procedure

IF YOU WOULD LIKE TO SEE ANY OF OUR UNITS THAT INDICATE "KEY AVAILABLE IN OFFICE", THE KEY IS AVAILABLE MONDAY-FRIDAY 9am-3:30pm, AND SATURDAY 9am-12pm FROM THE OFFICE. AN APPOINTMENT IS NOT NECESSARY, HOWEVER TO CHECK OUT THE KEY YOU WILL NEED A PHOTO ID AND A \$20 CASH KEY DEPOSIT. THE DEPOSIT WILL BE RETURNED TO YOU WHEN YOU RETURN THE KEY. WE TYPICALLY CHECK OUT THE KEY FOR ONE HOUR.

IF THE PROPERTY IS "AVAILABLE BY APPOINTMENT", PLEASE CALL OUR RESIDENTIAL PROPERTY MANAGER AT 209-549-1031 EXT. 2 TO SET UP AN APPOINTMENT.

Sweet Properties Rental Requirements

- ALL PERSONS (*ADULTS, OVER THE AGE OF 18 YEARS*) WHO WILL RESIDE IN THE HOME, MUST COMPLETE AN APPLICATION, (*TO INCLUDE A SOCIAL SECURITY NUMBER & BIRTH DATE*) AND SHOW A GOVERNMENT ISSUED PICTURE I.D.
- A \$30.00 (*NON-REFUNDABLE*) PROCESSING FEE WILL BE CHARGED FOR EACH ADULT TO DEFRAY THE COST OF CREDIT CHECK AND OTHER REFERENCE CHECKS. AN APPLICATION IS VALID ONLY FOR THE PROPERTY APPLIED FOR.
- NO CREDIT, POOR CREDIT, AND/OR PRIOR EVICTION MAY CAUSE DENIAL OF THE APPLICATION.
- VERIFICATION BY CURRENT AND PREVIOUS LANDLORD OF PAYMENT HABITS AND RENTAL STATUS.
- INCOME MUST BE EQUIVALENT TO THREE TIMES THE MONTHLY RENT.
- MAXIMUM NUMBER OF PEOPLE IN THE RESIDENCE: 2 PEOPLE PER BEDROOM PLUS 1 ADDITIONAL PERSON.
- LEASE PERIOD REQUIREMENTS FOR A SINGLE FAMILY HOUSE IS TYPICALLY ONE YEAR.



All credit check fees are to be paid in cash or check made out to **Ben Sweet**.



AVAILABLE APARTMENTS

RENT DEPOSIT AVAILABLE

No Picture Available

Multiple Units, 1 Bedroom/1 Bath, Riverbank #333-070710np
 3204 Atchison St #4 & #6
 Refrigerator, Wall A/C and heat, Water, Sewer, & Garbage pd.
Key available in office.

\$495 \$495 NOW



**** Move in Special....1st Month Rent FREE ! ****
Apartments, 2 Bedroom/1 Bath, Oakdale #336-090110np
 243 Gilbert Ave #205 & #210
 Close to the downtown area, Upstairs units, Carpet & blinds thru-out,
 Kitchen includes Electric stove, Refrigerator, Dishwasher, Garbage
 Disposal. Wall heat, Window air, On-site coin laundry.
To view, contact on-site Manager in unit #100, M-F 1p-4p, Sat 9a-4p

\$665 \$400 NOW

AVAILABLE MULTIPLES



Multiple, 2 Bedroom/1 Bath, Modesto #343-082510np
 247 Bodem
 Close to Senior Citizens off Scenic Dr. Newer flooring, Refrigerator,
 Window A/C, Washer & dryer hook-ups.
Key available in office.

\$575 \$575 NOW








Multiple, 2 Bedroom/1 Bath, Modesto #348-090210np
 2003 Coffee Rd
 Between Briggsmore and Floyd close to all amenities, Spacious rooms,
 Newer paint & carpet, Water/Sewer/Garbage paid.
Available by appointment.

\$650 \$650 10/15/10

No Picture Available

Triplex, 2 Bedroom/1 Bath, Modesto #338-082410np
 3541 San Clemente Ave. #B
 Close to all amenities off Standiford Ave, C/HA, Fireplace,
 Dishwasher, Garbage disposal, Refrigerator, 2 car garage.
 Water/Sewer/Garbage paid.
Available by appointment.

\$700 \$700 10/6/10

	RENT	DEPOSIT	AVAILABLE
    			

Multiple, 2 Bedroom/1 Bath, Modesto #340-080210np

3701 Coffee Rd. #4

Near Sylvan Ave, CH/A, Dishwasher, Garbage disposal, W/D hook-ups, 2 car garage, Front yard service provided, Water/Sewer/Garbage paid.

Available by appointment

\$725

\$725

9/15/10



Multiple, 2 bedrooms/1 bath, Modesto #337-081810np

3801 Coffee Rd #4

C/HA, Dishwasher, Garbage disposal, W/D hook-ups, Detached 2 car garage, Gated court yard, W/S/G paid

Available by appointment

\$725

\$725

9/20/10

No Picture Available

Multiple, 2 Bedroom/1 Bath, Modesto #373-080210np

3115 Tully Rd

Near Rumble & Standiford, Apx 800sf, C/HA, Fireplace, Refrigerator, Breakfast bar, Dishwasher, Garbage disposal, W/D hook-ups, Patio.

Water/Sewer paid.

Available by appointment

\$735

\$735

9/15/10



Multiple, 2 Bedroom/1.5 Bath, Modesto #350-081110np

1241 Shasta Ave

Central area off Woodland/Carpenter, Apx. 800sf, C/HA, Dishwasher, Garbage disposal, Washer/Dryer hook-ups, Garage w/remote, Small Fenced backyard. W/S/G paid.

Available by appointment.

\$745

\$745

9/29/10



Duplex, 3 Bedroom/2 Bath, Modesto #345-070710np

1500 Kingsland Ln.

Fireplace, C/HA, Dishwasher, Garbage disposal, Washer/dryer hookups, Fenced Patio, 2 car Garage, Front Yard service provided. W/S/G paid.

Section 8 OK.

Key available in office.

\$795

\$795

9/7/10

	RENT	DEPOSIT	AVAILABLE
     <p>Triplex, 2 Bedroom/1 Bath, Modesto #370-090210np 2409 Counts Court #B Area of Rose Ave & Floyd, Unit is on cul-de-sac, Dishwasher, C/HA Washer/Dryer hook-ups, Fenced back yard, Patio, 2 car gar w/remote. Water/Sewer paid. Available by appointment</p>	\$800	\$800	10/15/10




AVAILABLE CONDOS






     <p>Condo, 2 Bedroom/2 Bath, Modesto #375-080610np 941 Claremont Ct. Nice Sylvan Meadows area in "The Villas", On cul-de-sac, 1100sf, C/HA, Carpet, Dishwasher, Garbage disposal, W/D hook-ups in 2 Car Garage w/remote, Patio, Landscaping provided for front area, Community pool. Key available in office..</p>	\$975	\$975	9/15/10
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AVAILABLE SINGLE FAMILY HOUSES

No Picture Available

<p>** Move in Special....1st Month Rent FREE ! **</p> <p>House, 2 Bedroom/1 Bath, Modesto #341-070710np 1328 N. 9th St. #7 Bungalow, EZ Hwy access, 1 car garage, Washer/dryer hook-ups, W/S/G pd Key available in office.</p>	\$600	\$600	NOW
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   <p>House, 2 Bedroom/1 Bath, Modesto #352-090310np 1216 Melrose Ave. Cute older home close to Roseburg/Sunrise, C/HA, Tile flooring. 1 Car Garage, Fenced backyard. ** No Smoking Property ** Available by appointment.</p>	\$795	\$795	10/15/10
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     <p>House, 2 Bedroom/1 Bath, Modesto #347-082510scn 2344 Nancy Lane Near Conant & Rumble, Apx 1000sf, C/HA, Dishwasher, Garbage disposal, Washer/Dryer hook-ups, Fenced back yard, 2-car garage. Available by appointment</p>	\$800	\$800	10/11/10
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House, 3 Bedrooms 2.5 Bath, Modesto #371-081110np

2164 Sharon Way

2 Story unit, Central area off Prescott, EZ Hwy access & close to all amenities.

1416sf, C/HA, Dish washer, Garbage disposal, Breakfast Bar, Utility Room, Large pantry. 2 Car garage w/remote.

Key available in office.

\$895

\$895

9/7/10



Double-wide Mobile Home, 4 Bedroom/2 Bath, Oakdale #355-060210pok

5937 Crow Rd.

Country Living, Large spacious house apx 1600sf, C/HA, Dishwasher, Garbage disposal, Utility room, Fenced back Yrd, 2 car garage w/remote, Pet O.K. With deposit

Key available in office.

\$1095

\$1095

NOW



House, 3 Bedrooms/2 Bath, Modesto #377-082410scn

3601 E. Orangeburg Ave.

Great house with recent remodel. 1500+sf, C/HA, Ceiling fans, Living room, Family room, Fireplace, Kitchen has breakfast bar, Dishwasher, Garbage Disposal, Utility rm, Landscaped yds on sprinklers, Patio, 2 Car gar w/remote.

Available by appointment.

\$1150

\$1150

10/15/10



House, 4 Bedroom/3 Bath, Ceres #387-080410np

2304 Silver Oak Ct

Gorgeous newer 2 story home built in 2003. 3100sf, C/HA, Carpet/Tile/Blinds thru-out. Living rm/Dining rm combo, Family rm with fireplace, open to a large Kitchen with an Island, Pantry, Desk, Gas range, Microwave, Garbage disposal, Dish washer. One bedroom and full bath downstairs. 3 bedrooms and 2 full baths upstairs. Master suite has sitting area, 2 wardrobe closets, bath has double sinks, Tub and shower. Utility room, 3 Car garage. Yards have automatic sprinklers.

Key available in office.

\$1650

\$1650

NOW