



Mallory Rental, LLC
1818 Vaughn Road
Wood River, Illinois 62095

(618) 259-1739 office
(618) 259-6917 fax

Thank you for your interest in our rental property. We look forward to good relationships with our tenants. The step in making that possible starts with expectations of the leasing process. Please take a moment to read this informational brochure to gain a better understanding of everyone's expectations. If you believe you would be a good tenant for our property, we invite you to complete the attached lease application.

PROPERTY INFORMATION:



multi-family residential units 1418 thru 1440 Virginia Ave., Wood River, Illinois

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|---------------------|---|
| Application fee: | \$55 (non-refundable, waived if existing tenant in good standing) |
| Lease Term: | One (1) year then month to month |
| Monthly Rent: | \$725.00 |
| Security Deposit: | \$725.00 (can vary based on qualifications) |
| Pet Policy: | pet friendly, with restrictions, see disclosures |
| Utilities Provided: | water, sewer, trash |
| HVAC: | electric, central air |
| Hot water heater: | electric, 40 gal |
| Other: | mobile app, online payments, free unassigned parking |

WHAT IS REQUIRED TO BE SUBMITTED WITH YOUR APPLICATION:

- Copy of all the applicants' valid driver's license or valid state issued identification.
- Copy of all the occupants' valid driver's license or valid state issued identification, if over the age of 18.
- Copy of all the applicants' social security card.
- Copy of all the applicants' last three months of pay stubs, see disclosures.

DISCLOSURES:

- Security deposit and first months' rent are required prior to move in.
- Owner requires a 625 or above credit score for all new applicants. (may be waived if existing tenant in good standing)
- Three months of pay stubs must show an average net pay, or take home pay, equal to three (3) times the monthly rental rate.
- Owner is responsible for initial city inspection.
- Owner will consider a maximum of two (2) incomes to qualify for leasing.
- No domestic animals are to be kept on the premises without the prior written consent of the Owner. If written consent is granted there will be a maximum of two (2) pets per dwelling. A non-refundable pet fee of \$100 per pet. Monthly pet charge is an additional \$35 per month. No pets over fifty (50) pounds.
- This property isn't subsidized by any federal or state subsidies.
- This property is subject to the fair housing act(s).

Brian Mallory, property manager
Mallory Rental, LLC
PH (618) 900-0430
leasing@malloryrental.net