



MLS # 73167802 - Active
Residential Rental - Condominium

100 Marina Dr - Unit 115 Rent: **\$2,950**
Quincy, MA: Marina Bay, 02171-1568
Norfolk County
 Unit Level: **1** Total Rooms: **5**
 Grade School: **Squantum** Bedrooms: **2**
 Middle School: **Middle** Bathrooms: **1f 0h**
 High School: **North Quincy** Main Bath:
 Outdoor Space Available: **Yes - Common** Fireplaces: **0**
 Handicap Access/Features: **No**
 Directions: **Please use Google Maps to Marina Bay!**

Marina Bay, Seaport Condominium, This home is a 1st floor ground level end unit location, w/lots of natural light pouring in. Walk-out to the large private patio overlooking manicured landscaped grounds & a peek of the blue waters of Squantum Bay. Approx. 905 sf, 2 bedroom, 1 bath, A/C, in-unit washer & dryer, lovely open kitchen w/white corian countertops. BRAND NEW pre-finished floors living/dining room & both bedrooms. One deeded garage pkg. space #178. Grand entrance lobby, guest parking, fitness facility. A short stroll to the famous Marina Bay Boardwalk featuring delicious restaurant choices, exciting nightlife, Marina Bay's 685+ slip full service Marina..Easy access to 93, approx. 8 miles south of Boston! Complimentary shuttle bus to the N.Quincy Red Line "T" station 6:00AM-8:00PM (M-F) & Seasonal water Shuttle to Boston from Squantum Point Park. Pets and Smoking are prohibited. 1st, Last, Security + R.E. fee & App. fee required. Tenant pays Utilities.

Property Information

Approx. Living Area Total: Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Field Card**
905 SqFt

Approx. Above Grade: **905** Approx. Below Grade: Approx. Lot Size: **0 SqFt**
SqFt

Living Area Disclosures: **Rarely available ground level unit, fabulous outdoor patio off the living room / dining room.**

Heating: **Electric, Heat Pump, Individual, Unit Control** Air Cond: **Yes**
 Parking Spaces: **1 Guest, Paved Driveway** Garage Spaces: **1 Attached, Under, Deeded, Assigned**

Disclosures: **https://www.quincyma.gov/departments/fire/outside_burning.php Cameras in Garage, exits, trash area & Lobby. Real Estate fee is One Month Rent and is split 50%/50% between Tenant and Landlord. Tenant will pay Electric, cable, etc. Pets and Smoking are prohibited.**

Rental Information

For Sale: **No** First Mon Rent Reqd: **Yes** Last Mon Rent Reqd: **Yes**
 Association: **Yes** Security Deposit Reqd: **Yes/\$3,695** Lease Terms: **One YR**
 Date Available: **Now** Rent Terms: **Lease** Term of Rental (months): **12**
 Date Avail.Note: List Bkge. Fee Req. from Tenant: **No** Insurance Reqd: **Yes**
 References Reqd: **Yes** Cooperating Compensation: **from Tenant** Smoking Allowed: **No**
 Pets Allowed: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			Flooring - Wood, Cable Hookup, Open Floor Plan
Kitchen:			Flooring - Stone/Ceramic Tile
Main Bedroom:			Closet, Flooring - Wall to Wall Carpet
Bedroom 2:			Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Jacuzzi / Whirlpool Soaking Tub

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Public School, T-Station, University, Other (See Remarks)**
 Association Pool: **No**
 Association Security Features: **TV Monitor, Other (See Remarks)**
 Basement: **No**
 Beach - Miles to: **3/10 to 1/2 Mile**
 Exterior Features: **Patio**
 Interior Bldg Feat: **Elevator, Single Living Level**

Other Property Info

Adult Community: **No**
 Lead Paint: **Unknown**
 Disclosure Declaration: **Yes**
 Elevator: **Yes**
 Facing Direction: **North**
 Furnished: **No**
 Laundry Features: **In Unit**

Rent Fee Includes: **Hot Water, Water, Sewerage Disposal, Refuse Removal, Snow Removal, Grounds Maintenance, Occupancy Only**
 Waterfront: **No**
 Water View: **Yes Bay, Marina, Marsh, Ocean, Public, Walk to**

Pin #: **M:6076C B:59 L:115**
 UFFI: **Unknown**
 Year Built: **1988**
 Source:
 Year Built Description: **Approximate**
 Year Round: **Yes**

Office/Agent Information

Listing Office: **Marina Bay Properties, LLC (617) 842-8065**
 Listing Agent: **Colleen Brennan Russo (617) 842-8065**
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Rent**
 Entry Only: **No**
 Showing: **Call List Agent, Accompanied Showings, Appointment Required, Sign**
 Special Showing Instructions:

Firm Remarks

The Seaport Lobby Security hours are Mon.- Thursday 4:00 PM to 10PM - Friday 4pm - Midnight - Sat & Sun. 12Noon - MidnightTenant pays electric, cable, etc.

Market Information

Listing Date: 10/6/2023	Listing Market Time: MLS# has been on for 242 day(s)
Days on Market: Property has been on the market for a total of 242 day(s)	Office Market Time: Office has listed this property for 242 day(s)
Expiration Date: 7/31/2024	Cash Paid for Upgrades:
Original Price: \$3,695	Seller Concessions at Closing:
Off Market Date:	

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**EXAMPLE Guide and Explanation to apply for this Rental
100 Marina Drive Unit 115
Quincy, MA 02171**

1. The Real Estate fee is one month rent \$2,950.00 for 100 Marina Drive Unit 115 and is split 50% / 50% between Lessee and Lessor = \$1,475.00.

2. If you wish to apply for this rental, please a check in the amount of one-month rent, payable to Marina Bay Properties, LLC to start the process.

3. Please submit to Colleen Russo Marina Bay Properties, LLC;
 - a). Photo copy of drivers license(s) for each applicant
 - b). the last 3 months pay stubs for proof of employment, or if retired, proof of income.
 - c).. Completed W-9 form(s) which the landlord will take to the bank to open the account that will hold your security deposit.
 - d). Complete the references form provided, and include your email(s) and cell phone number(s) for the file. Thank you.
 - e). I will generate the Rental Beast credit application with your email and the landlord's email. You will **pay Rental Beast \$49.00** online when you fill out the application paperwork. Once the landlord views, I will be notified of acceptance or denial.

Summary of funds required from Applicant/Lessee;

First month rent: \$2,950.00

Last month rent: \$2,950.00

Security Deposit: \$2,950.00

Real Estate Fee: \$2,950.00 *** The real estate fee is one month rent and is split 50%/50%,
Landlord to pay \$1,450.00 and Tenant to pay \$1,450.00 = \$2,950.00

Total funds due from tenant: \$10,325.00

Plus Tenant pays Utilities

4. Once your application and references are approved by the Landlord, the lease will be prepared and either a time to meet and sign in person will be scheduled, or the lease will be emailed to all parties for their electronic signatures.

5. If electronic signature is scheduled through DotLoop, Prior to lease signing, Tenant will overnight mail a check with the balance of funds due at lease signing payable directly to Landlord or direct deposit in Landlord(s) bank account as instructed before lease is signed.

Please call Colleen A.B. Russo, Broker MARINA BAY PROPERTIES, LLC with any questions (617) 842-8065 Thank you very much,

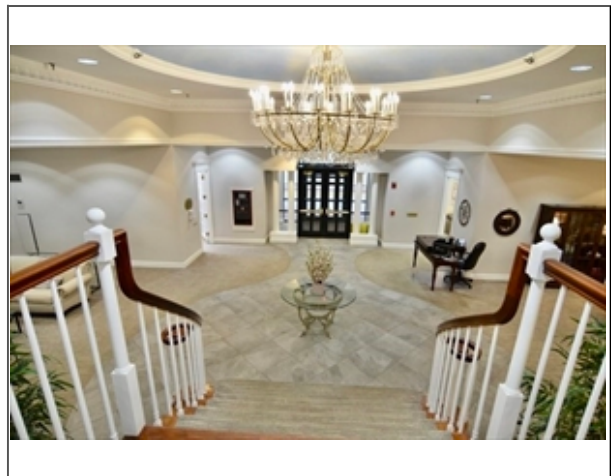
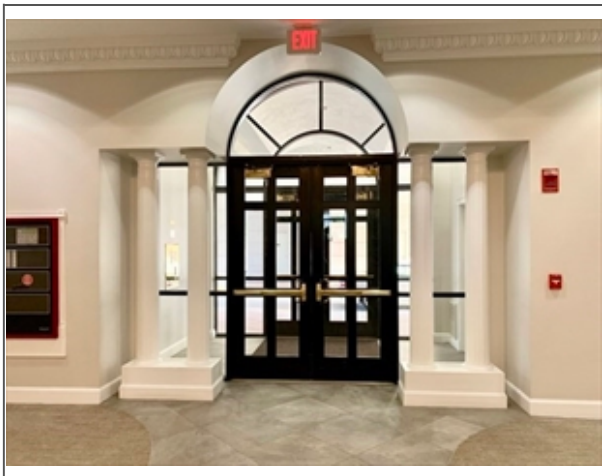
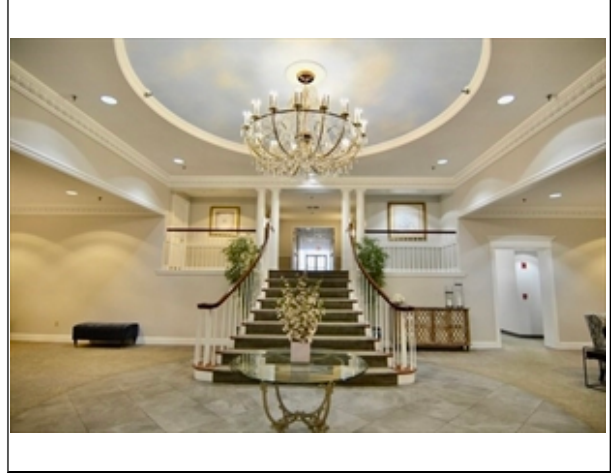
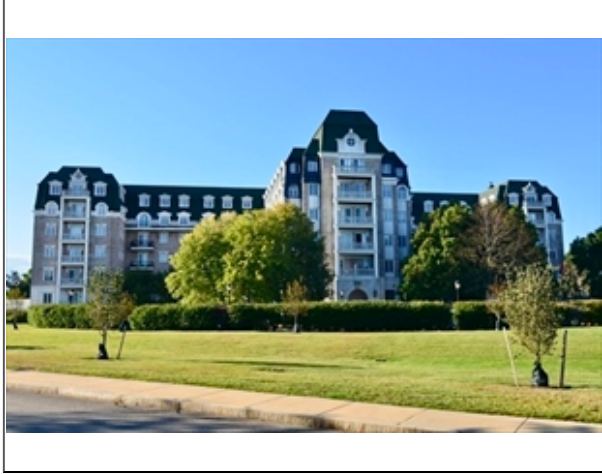
By submitting this application, applicant understands and agrees that (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may receive more than one application for the Premises and, will select the best qualified applicant; (iii) Applicant will provide a copy of the applicant's drivers license or other acceptable identification upon request.

Applicant represents the information provided by applicant to be true and complete and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; (ii) obtain a credit report on applicant and (iii) obtain an "investigative Consumer Report" (ICR) on and about applicant.

An ICR may include, but not limit

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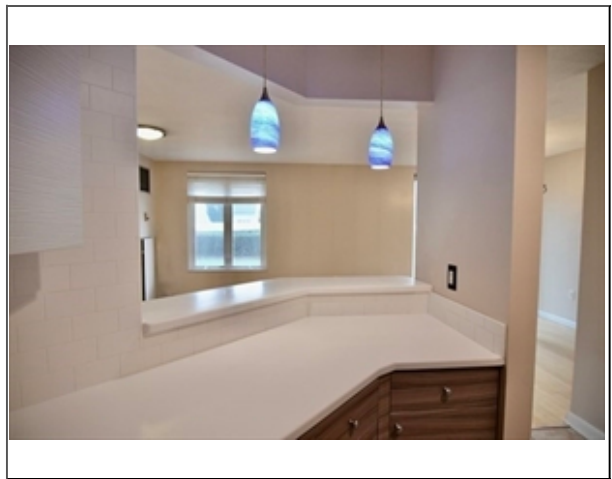
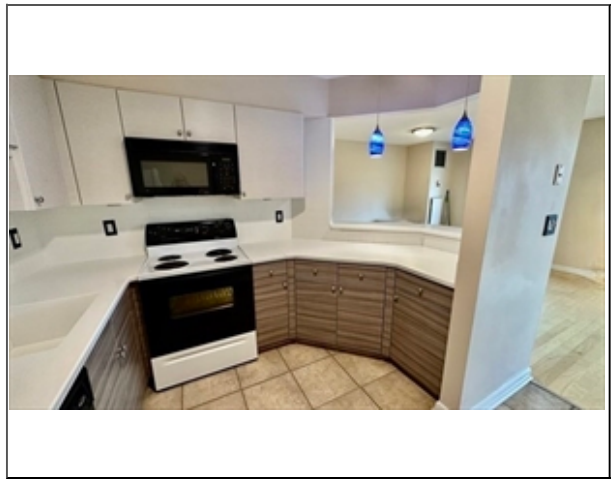
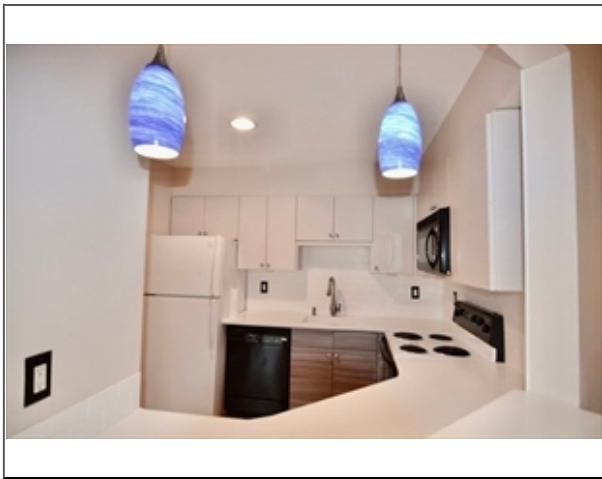
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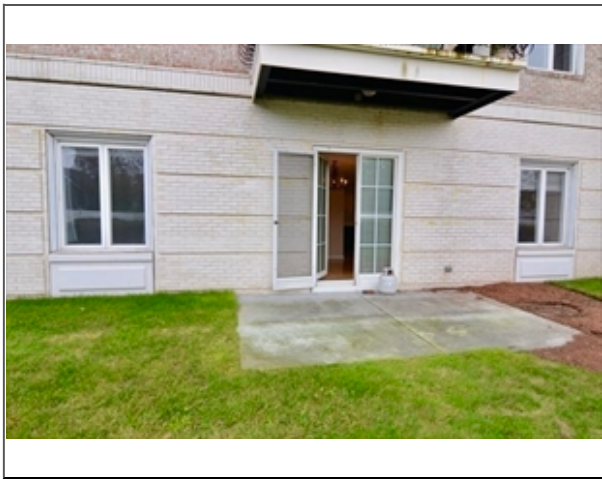
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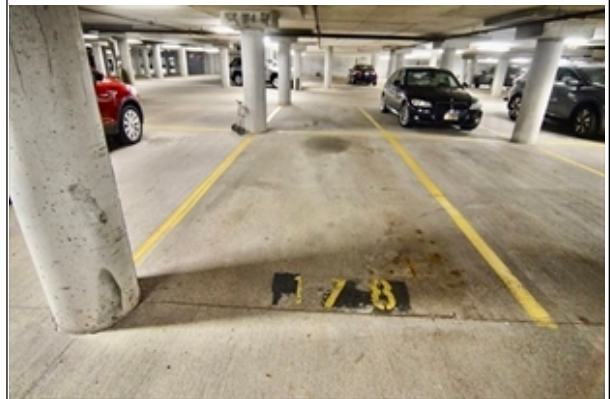
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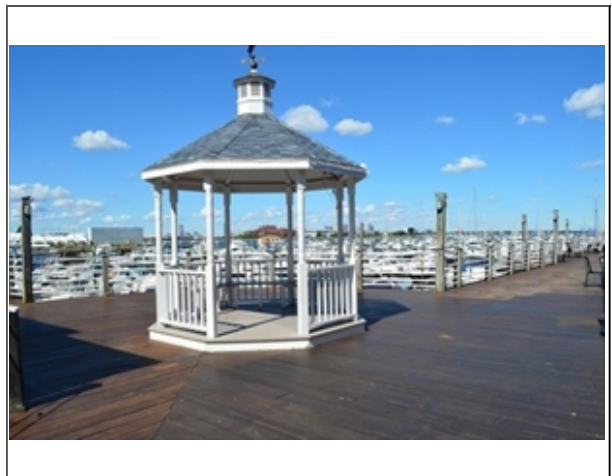
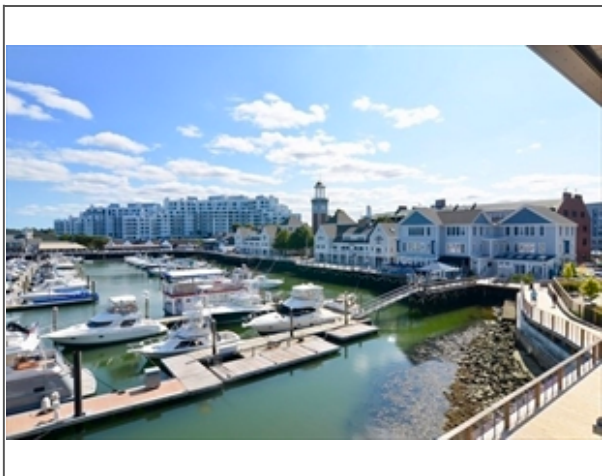
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PROSPECTIVE TENANT INFORMATION FORM

[Please complete a separate Application for each adult occupant other than a spouse.]

IDENTIFICATION/LANDLORD REFERENCES

Name, Social Security No., Driver's License No., Home Phone, State, Current Home Address, Work Phone, Animals/Pets, Landlord/Agent Name, Phone, Prior Address, How long?, Landlord/Agent Name, City/State/Zip, Prior Landlord's Phone, Name of Spouse, Check if 18+ Years, Social Security No., Spouse Driver's License No., State, Names Of Other Occupants, Soc.Sec. No., Age, Vehicle: Make, Year, Model, Color, License No., State

EMPLOYMENT / INCOME INFORMATION

Employer's Name (Indicate if self employed and d/b/a), Business Address, Phone, Nature Of Business, Length of Employment, Position/ Title (or occupation if self-employed), Supervisor's Name, Monthly Gross Income, Prior Employer's Name, Business Address, Phone

PERSONAL AND CREDIT REFERENCES

Bank No. 1 Name, Address, Phone, Savings Account No., Balance, Checking Account No., Balance, Personal Reference No. 1: Name, Address, Phone, Nature Of Relationship, Personal Reference No. 2: Name, Address, Phone, Nature Of Relationship, Nearest Relative (In Case Of Emergency): Name, Phone, Address

ADDITIONAL INFORMATION / AUTHORIZATION

Have you ever failed or refused to pay any rent when due?, If yes, when, Explain, Have you ever had an eviction notice served on you?, If yes, when, Explain situation and outcome, Has a landlord ever claimed that you damaged his property? If yes, when, Explain, Within the past seven years have you filed a petition of bankruptcy?, If yes, when, Explain, Have you ever been convicted of a felony?, If yes, date(s), Explain

AUTHORIZATION. I authorize the Landlord or agent to contact all references listed above to obtain information about me and to obtain a copy of my credit report and criminal offender record information (CORI), if available. If my application is denied based upon my credit report, I will be informed of the specific reason. I agree that the Landlord may terminate any tenancy made in reliance on any misstatement made in this Application. I understand that there is no agreement to rent until a lease/tenancy agreement is signed by Landlord.

I AFFIRM THAT THE FOREGOING IS TRUE AND CORRECT UNDER THE PAINS AND PENALTIES OF PERJURY.

DATED: Applicant

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