



Good Day!

Thank you for your interest in our rental home on 123 Main St. in Orange. As you are considering applying here's some items to note:

- **Rent & Deposit:** The asking rent is \$4,000 and the security deposit is \$5,000.
- **Online Rental Application:** All applicants that are 18 or older must apply via our online rental application and the rental application is \$40.
- **RentSpree:** If you've previously applied via RentSpree we can accept that application. All that's needed is for you to email us the full RentSpree application to [Elyse@GoodStewardPM.com](mailto:Elyse@GoodStewardPM.com).
- **Pets:** The rental home is pet friendly. Maximum of two pets are allowed subject to pet restrictions.
- **Vacancy:** The current residents will be vacating on 6/30.
- **Rent Ready Timeframe:** We will be working on getting the home rent ready between 7/1 and 7/10.
- **Move-In Ready:** The home will be move-in ready on 7/11 (this date *can* be subject to change if the current resident's move out date fluctuates).
- **Utilities:** All utilities (water, electricity, gas and trash) are resident responsibility. We do not keep have any information on what the average utility costs are.
- **Paint:** We will have touch up paint where needed as part of the *Rent Ready* process.
- **Maintenance:** We will go through our *Maintenance Checklist* once the current residents have moved out to find and address any maintenance issues found to get the property *Rent Ready*.
- **Cleaning:** The property will be professionally cleaned which includes (but is not limited to) kitchen, appliances, bathrooms and windows.
- **HOA Rules & Regulations:** This community is part of an HOA and therefore the *HOA Rules & Regulations* will apply. As part of the move-in process you'll be provided with a copy of the HOA Rules & Regulations.
- **Response Time:** We will review all applications this Monday, present to the owners on Tuesday and our goal is to be able to provide a response by Wednesday.

If you are ready to proceed with an application, you can do so by following the following steps:

- **Step 1:** Visit our website at [GoodStewardPM.com](http://GoodStewardPM.com)
- **Step 2:** Click on [Rentals](#)
- **Step 3:** Click [View Details](#) on the property you are interested in
- **Step 4:** Click [Apply Now](#)

Once again, thank you and we look forward to working with you!



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