

FOR LEASE

1440 Wingo Turn, Apt. #3 Bourbonnais/Bradley

A secret, little cul-de-sac in Northfield Meadows behind the mall.

Directions: East on Armour Rd. to Cardinal Drive. North on Cardinal to Northfield Meadows Blvd. Left on Northfield Meadows Blvd. to Lemna Ave. Left on Lemna to Wingo Ln. Right on Wingo Ln. to Wingo Turn.

- ✓ Large, beautiful two story townhouse in a nicely landscaped 6 unit building
- ✓ 1200 sq. ft. with a ton of unique storage and walk-in closet
- ✓ 2 Bedrooms, 1.5 baths, nicely appointed
- ✓ Walk in your own front door, drive into your own garage... no common areas!
- ✓ Large laundry room on the 2nd floor in YOUR OWN unit. New washer and dryer!
- ✓ New carpeting and dining room flooring.
- ✓ HUGE oversized one car garage connected to the unit, including ceiling storage and garage door opener with bright LED light panels
- ✓ New, stainless stove, refrigerator, microwave, and dishwasher. Also a cooks kitchen faucet and garbage disposal included. Beautiful oak cabinets.
- ✓ Central air and heat
- ✓ Nicely insulated for low utility bills
- ✓ You are going to love the little extras like the ceiling fans, new blinds, Berber carpeting, pantry, huge stairwell, storm door and screen door, tool rack in the garage, custom lighting, framed mirrors, and breakfast bar with decorator stools included!
- ✓ It's a home you'll be proud of!
- ✓ Best price, best quality in the area!
- ✓ Schools: Public Elementary – Bradley East Pre-K-2; Public Middle – Bradley West 3rd-5th; Public Jr. High – Bradley Central 6th-8th; Public High – BBCHS #307; Private – Grace Christian Academy K3-12th

Applicants should print out the application at
<http://www.waltersanford.com/RENTALS/applications.html>.

Complete the form then fax, email, or deliver to our office with a \$50 non- refundable credit check fee, per applicant 18 and over, prior to the application being considered. Credit or debit cards are accepted.

559 S. Washington Ave.

Kankakee, IL 60901

Phone: 815.954.9545 • Fax: 815.929.9200 • walter@waltersanford.com

2 year lease

\$1050 a month with \$1500 security deposit

- ◆ Available for move in early April 2019
- ◆ Please no pets, no smoking, and no candles – Minimum FICO Score 625

Everyone loves Sanford System's properties because they do the little extras. We care about our clients, give them a chance of homeownership, protect our environment and offer the best quality rental properties at the lowest prices. Here are some reasons why:

1. Brand new toilet seats... Never touched by another bum.
2. One or more fire extinguishers... Your safety is a huge concern.
3. Thermal windows, doors and extra insulation... Your comfort and lower utility bills will be a big plus and a big minus on your utility bills.
4. LED lighted receptacle covers in hallways and stairwells that automatically come on at night for your safety.
5. Always freshly painted... by a painting company 30 years in the business which means no drips and no mess.
6. A cleaning service that gets everything just like your mom used to... Under the stove under the refrigerator, under the washer/dryer, in the corners and all the places your OCD best friend will explore.
7. New carpet and if not it'll look new and will have just been freshly shampooed.
8. All the ductwork will have been checked for cleanliness to prevent any possibility of allergens being released into your home.
9. Any possibility of dampness has been eliminated therefore we can say that we have "no mold homes".
10. Our rental policy is that we provide homes to customers that can afford them. You must have good credit. Pass a full background check including criminal, sex offender and terrorist. We do not allow dogs, candles, and smoking. What this means is that the tenant previous to you was held to these high standards and the tenants that live near you are held to these high standards. This provides an outstanding living environment. During your occupancy.
11. Any technological advances that can reasonably be incorporated in our properties have been. High efficiency furnaces, energy star appliances, pre-wired for cable, USB receptacles, and LED lighting
12. Being kind to our environment is a way of life for us. Building for lower utility costs, using non-hazardous products, and restoring rather than replacing, where possible, have always been in our business plan.
13. Ceiling fans in almost every room... Your comfort guarantees a happy customer and referrals.
14. All light bulbs have been replaced with LEDs. Not only will this substantially reduce your electrical cost but is one more step in our plan to protect the environment.
15. Smoke detectors, heat detectors, and carbon monoxide detectors are all checked and new batteries added.... It is our desire to put your safety first.
16. We have over 60 homes that we take care of which necessitates a large staff which means we have many specialists available to take care of your needs... Next day service is common for us.
17. We finish and decorate keeping in mind current trends. You'll never be embarrassed by our choice of colors, finishes, lights or appliances. In fact, you will be blown away!
18. Sanford Systems real estate is mostly owned in free and clear status which means there are few mortgages on our properties. What this means to you is that there is a low probability of a foreclosure from a mortgage and that Sanford Systems always has the cash flow to maintain their properties.
19. We ask for two or more year leases which attracts stable tenants as your neighbors. Lisa Sanford, a principal in these projects is one of the top Realtors in Kankakee County. Your lease will provide that should you buy a new home through Lisa in the 2nd year of the lease, with conditions, you can be excused from the lease.
20. Our tenants in our single family homes are given a FIRST RIGHT OF REFUSAL to buy any home before it is sold to another party.
21. Your bathroom(s) will be outfitted with shower curtains and liners with custom lighting and mirrors.