

FOR LEASE

1 430 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.

- ✓ Newer brick, secure, all electric, six-unit building with oak bannisters and wonderful landscaping in impeccable condition
- ✓ Two sets of coin-operated washers and dryers just steps away
- ✓ Second floor unit has over 900 square feet of living space with two large bedrooms, 1 bath, tiled eating area, and living room with balcony
- ✓ Private balcony overlooking front yard
- ✓ One-car, private garage with garage door opener, storage rack, and shelving
- ✓ Maintenance personnel to keep all common areas clean
- ✓ Ceiling fans in every room
- ✓ Stove, refrigerator, dishwasher, microwave, oak cabinets, and cooks faucet
- ✓ Cable connections in every room
- ✓ Vertical blinds throughout
- ✓ Quality Berber carpeting
- ✓ Best price, best quality in the area!
- ✓ It's a home you'll be proud of in MINT condition
- ✓ You'll appreciate our decorative additions
- ✓ 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 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.

Our office: 559 S.Washington Ave. Kankakee, IL 60901
Phone: 815.954.9545 • walter@waltersanford.com

2 year lease minimum
\$925 a month with \$1500 security deposit

- ◆ Available for move in October 1, 2019
- ◆ Please no pets, no smoking, and no candles – All candidates should have at least a 650 FICO score

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 are smoking. What this means is that the tenant previous to you was held do these high standards and the tenants that live near you are held these high standards. This provides an outstanding living environment. Before, during and after your occupancy.
11. Any technological advances that can reasonably be incorporated in our properties have been. High efficiency furnaces, energy star appliances and pre-wired for cable.
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 reduced 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.
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.