

**FOR LEASE**  
**1430 WINGO TURN, APT. #6**  
**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, 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, dining area, and large living room**
- ✓ **Private balcony facing the back of the building on a green belt**
- ✓ **One-car, private garage with garage door opener and storage rack**
- ✓ **Maintenance personnel to keep all common areas clean**
- ✓ **Ceiling fans in every room**
- ✓ **Stove, refrigerator, dishwasher, microwave, cook's faucet, oak cabinets, and eating area**
- ✓ **Cable TV in every room**
- ✓ **Vertical, horizontal blinds throughout**
- ✓ **New grey plush carpet and heavy pad**
- ✓ **Professionally painted with grey and white walls**
- ✓ **Lots of extras**
- ✓ **Best price, best quality in the area!**
- ✓ **Schools: Public Elementary – Bradley East Pre-K-2; Public Middle – Bradley West 3<sup>rd</sup>-5<sup>th</sup>; Public Jr. High – Bradley Central 6<sup>th</sup>-8<sup>th</sup>; Public High – BBCHS #307; Private – Grace Christian Academy K3-12<sup>th</sup>**

**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.**

**Our office: 559 S.Washington Ave. Kankakee, IL 60901**  
**Phone: 815.954.9545    Email: [walter@waltersanford.com](mailto:walter@waltersanford.com)**

**2 year lease to start**  
**\$1050 a month with \$2000 security deposit**

- ◆ **Available for move in NOW!**
- ◆ **No pets ever, no smoking, and no candles**
- ◆ **All candidates over 18 will have at least a 700 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. Custom offsetting color walls!
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 or luxury vinyl plank 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 any pets of any kind, ever. No candles and no smoking of anything. 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. Before, during and after your occupancy.
11. Any technological advances that can reasonably be incorporated in our properties are included. High efficiency furnaces, energy star appliances, LED lights and USB ports are common.
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. We really are green! Many of our properties have 220 volt outlets installed in our garages for quick charges of your new electric car!
13. Ceiling fans in almost every room... Your comfort and lower utility bills guarantee 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 if needed replaced with 10 year sealed battery models.... It is our desire to put your safety first and save you the nagging beep for new batteries.
16. We have over 60 homes that we manage which necessitates a competent 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.
19. We advise on the availability of tenant's insurance to make sure your personal property is always protected.

20. Our landscape expert is available for hire should the yard become a burden for you.
21. Frank's Appliance in Bradley handles our appliance maintenance so you know you have dependability.
22. The spigots on your home are covered during the winter to prevent pipes from freezing. If yours has gone missing during the summer, just give us a call.
23. All front doors have be changed to dead bolt only which will prevent the dreaded, accidental lock-out in the middle of the night!
24. Storage in your garage has been carefully thought out to prevent the over commitment of stuff!
25. The turn on of your utilities is completed by a concierge service, free of charge to you, to keep you off of hold! This service is offered by a company named 360 Connect whom will be put in touch with you through our office.
26. We always supply you with new return address labels for your new home.