

~Please Take One~



~Updated Daily~

3800 So. W S Young Drive, Suite 101, Killeen, Texas 76542

Phone: (254) 526-5921 – Fax: (254) 526-6951

Email: INFO@JWCRENTALS.COM

Website: WWW.JWCRENTALS.COM

~JWC RENTAL LISTINGS ~



Welcome :-)
~Thank You for joining us Today~

UPDATED 5-7-2024



JWC PROPERTY MANAGEMENT

3800 So. W S Young Drive, Suite 101, Killeen, Texas 76542

Phone: (254) 526-5921 Fax: (254) 526-6951 Email: mgr@jwc rentals.com

Tenant Selection Criteria

These criteria are being provided in reference to the Property located at the following address:

PROPERTY ADDRESS: _____

CITY, STATE, ZIP: _____

Pursuant to **Property Code Section 92.3515**, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. Based on the information you provide, Landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for another applicant). If your application is denied or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

1. **Criminal History:** Landlord will perform a criminal history check to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, providing inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord will ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, your income along with the ability to verify the stated income, may influence Landlord's decision to lease the Property to you. Your income must be 3 times the rent. You will need to provide the two most recent pay stubs for verification. If you are military the rent amount should not exceed your BAH allowance.
4. **Credit History:** Landlord will obtain a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified. Credit reports indicating evictions, poor rental history, unpaid accounts, or more unsatisfactory accounts than satisfactory accounts will result in disapproval of the rental application.
5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your application or providing information that is unverifiable will be considered by Landlord when making the decision to lease the property to you.
6. **Insurance:** Our insurance does not cover the loss of or damage to your personal property. Rental Insurance is not required but is strongly recommended. We urge you to get your own insurance for losses due to theft, fire, water damage, pipe leaks and other similar occurrences. Renter's insurance does not cover losses due to a flood.
7. **Military:** E5 and below must provide authorization from the commander to live off post. All letters will be verified
8. **Other:** Government issued Photo ID (Driver's License, Passport, State issued Identification Card)
Valid Social Security Card
Security Deposit*
\$50 Application Fee for the first applicant, \$50 for each additional adult, 18 years and older*
All documents for any accommodations requests must be provided with application

****Deposit, application fee, and prorated rent MUST be paid with CERTIFIED funds (i.e. money order or cashier's check)****

*****JWC DOES NOT ACCEPT CREDIT OR DEBIT CARD PAYMENTS*****

Applicant Signature

Applicant Signature



PET POLICY FOR RESTRICTED BREEDS

Akita

Malamute

American Bull Dog

Malinois

Cane Corso

Mastiff

Chow Chow

Pit Bull

Doberman Pinscher

Presa Canario

Dogo Argentino

Rhodesian Ridgeback

German Shepherd

Rottweiler

Great Dane

St. Bernard

Great Pyrenees

Staffordshire Terrier

Husky

Wolf Hybrid

ALL ABOVE LISTED PETS
(*REGARDLESS OF SIZE*)
ARE **BANNED** FROM JWC
RENTAL PROPERTIES.

NO EXCEPTIONS!

JWC DOES NOT ALLOW ANY AGGRESSIVE BREEDS



3800 So. W S Young Drive, Suite 101, Killeen, Texas 76542

Phone: (254) 526-5921 – Fax: (254) 526-6951

Email: INFO@JWCRENTALS.COM

Website: WWW.JWCRENTALS.COM

~MOVE IN SPECIALS~

ONE- WEEK FREE RENT

KILLEEN

COPPERAS COVE

n/a

1/2 OFF FIRST MONTHS (prorate) RENT

Heights

1504 Indian Trail #B-\$825

HEIGHTS

TWO-WEEKS FREE RENT

KILLEEN

COPPERAS COVE

601 N. Main #H-\$750

601 N. Main #G-\$750

Kempner

n/a

Nolanville

n/a

HEIGHTS

n/a

ONE MONTH FREE RENT

KILLEEN

n/a

COPPERAS COVE

n/a

FIRST MONTH (prorate) FREE

COPPERAS COVE

n/a

KILLEEN

n/a

ADDITIONAL MOVE IN SPECIALS

RENTAL LIST LEGEND



AVAILABLE

| | |
|---------------------|---|
| <u>DATE</u> | NOW= Vacant ready to view, "Date" Date Coming Available, Date Ending with "99" = maintenance hold, not viewable |
| <u>BED</u> | Bedrooms |
| <u>BATH</u> | Bathrooms |
| <u>CA</u> | Central Air: Y= Yes, N= No, E= Electric, G= Gas, W= window |
| <u>CH</u> | Central Heat: Y= Yes, N= No, E= Electric, G= Gas, W= window |
| <u>Wtr, Gas, Pd</u> | States whether utilities are paid Y= Yes, N= No, (--) = None Available |
| <u>SP</u> | This property has special terms added to the lease. |
| <u>UNIT ADDRESS</u> | Address of rental property |
| <u>UNIT</u> | Unit/Apartment Number |
| <u>RENT</u> | Monthly Rent |
| <u>DEP</u> | Security Deposit Amount |
| <u>PETS</u> | Pets Allowed: Y= Yes, N= No, O= Outside, S= Small Pets Only, C= Cats Only, D= Dogs Only A= Owners Approval Required, S/D- Small Dogs Only, S/O = Small Outside Pets, <u>Small= 15lbs or less</u> |
| <u>FP</u> | Fireplace: Y= Yes, N= No |
| <u>F</u> | Fenced Yard: Y= Yes, N= No |
| <u>G</u> | Garage: N= No, 1= 1 Car Garage, 2= 2 Car Garage, C= Carport |
| <u>REF</u> | Refrigerator: Y= Yes, N= No |
| <u>W/D CON</u> | Washer/Dryer Connections: Y= Yes, N= No, A= Washer/Dryer Appliances |
| <u>R</u> | Range: Kitchen Stove, E= Electric, G= Gas |
| <u>TYPE</u> | Type of Property: Apartment, Duplex, 4Plex, Home |
| <u>HUD</u> | Property allows housing assistance |
| <u>BNS ROOM</u> | Bonus Room |

JWC Properties Available Now & Coming Soon

NOW = Available Now; 2099 = Maintenance Hold

| Date | Available | City | Bed | Bath | CA | CH | Water Pd | Gas Pd | Elect Pd | Unit Address | Unit | Rent | Deposit | Pets | FP | Fence | Garage | Ref | W/D | CON | Range | SP | Type |
|------|-----------|---------|-----|------|----|----|----------|--------|----------|-----------------------|----------|---------|---------|------|----|-------|--------|-----|-----|-----|-------|----|--------|
| | NOW | Belton | 3 | 2.0 | Y | Y | N | - | N | 1008 Muelhouse | | \$1,295 | \$1,295 | N | N | N | 1 | Y | Y | E | N | | Home |
| | NOW | Cove | 2 | 1.0 | Y | Y | N | - | N | 105 W. Reagan Ave | Unit 35 | \$695 | \$695 | N | N | N | N | Y | N | E | Y | | Multi |
| | NOW | Cove | 2 | 1.0 | Y | Y | N | - | N | 105 W. Reagan Ave | Unit 41 | \$695 | \$695 | N | N | N | N | Y | N | E | Y | | Multi |
| | NOW | Cove | 2 | 1.0 | Y | Y | N | - | N | 105 W. Reagan Ave | Unit 42 | \$695 | \$695 | N | N | N | N | Y | N | E | Y | | Multi |
| | NOW | Cove | 3 | 1.5 | Y | Y | N | N | N | 203 Laura Street | | \$1,375 | \$1,375 | S | N | Y | N | N | Y | G | Y | | Home |
| | NOW | Cove | 2 | 1.0 | Y | Y | N | - | N | 405 W. Ave D | | \$825 | \$825 | N | N | N | N | Y | Y | E | N | | 4plex |
| | NOW | Cove | 2 | 1.0 | Y | Y | N | - | N | 601 N. Main St | Unit H | \$750 | \$750 | N | N | N | N | Y | Y | E | N | | Multi |
| | NOW | Cove | 2 | 1.0 | Y | Y | N | - | N | 601 N. Main St | Unit G | \$750 | \$750 | N | N | N | N | Y | Y | E | N | | Multi |
| | NOW | Heights | 2 | 1.0 | Y | Y | N | - | N | 1504 Indian Trail | Unit B | \$825 | \$825 | Y | N | N | N | Y | Y | E | N | | Duplex |
| | NOW | Heights | 3 | 2.0 | Y | Y | N | | N | 1606 Yuma Trail | Unit A | \$1,250 | \$1,250 | N | N | Y | 1 | Y | A | E | Y | | Duplex |
| | NOW | Killeen | 3 | 2.0 | Y | Y | N | N | N | 1010 Pine Dr. | | \$1,225 | \$1,225 | Y | N | Y | 2 | N | W | E | Y | | Home |
| | NOW | Killeen | 2 | 1.0 | Y | Y | N | N | N | 1108 Duncan | | \$795 | \$795 | Y | N | Y | N | Y | N | E | Y | | Home |
| | NOW | Killeen | 2 | 1.0 | Y | Y | N | - | N | 1304 Dugger Cir | Unit A | \$825 | \$825 | N | N | Y | N | Y | Y | E | N | | 4plex |
| | NOW | Killeen | 2 | 1.0 | Y | Y | N | - | N | 1506 Benttree | Unit B | \$785 | \$785 | C | N | N | N | Y | A | E | Y | | 4plex |
| | NOW | Killeen | 3 | 1.0 | Y | Y | N | N | N | 1601 White | | \$975 | \$975 | Y | N | Y | 1 | Y | Y | G | Y | | Home |
| | NOW | Killeen | 3 | 1.0 | Y | Y | N | - | N | 1704 N. 22nd St. | | \$1,050 | \$1,050 | Y | N | N | N | Y | Y | E | N | | Home |
| | NOW | Killeen | 2 | 1.0 | Y | Y | N | - | N | 1808 Windward Dr | Unit C | \$750 | \$750 | N | N | N | N | Y | Y | E | N | | 4plex |
| | NOW | Killeen | 3 | 2.0 | Y | Y | N | - | N | 1811 Janis Dr | | \$1,100 | \$1,100 | Y | N | Y | N | N | Y | E | Y | | Home |
| | NOW | Killeen | 3 | 2.0 | Y | Y | N | - | N | 1821 Sundown Dr | | \$1,425 | \$1,425 | Y | Y | Y | 2 | Y | Y | E | N | | Home |
| | NOW | Killeen | 2 | 1.0 | Y | Y | Y | - | N | 1906 Cedarhill | Unit C | \$825 | \$825 | Y | N | Y | 1 | Y | Y | E | Y | | 4plex |
| | NOW | Killeen | 2 | 1.0 | Y | Y | Y | - | N | 2108 Hunt Dr | Unit D | \$825 | \$825 | N | N | N | N | Y | Y | E | Y | | 4plex |
| | NOW | Killeen | 3 | 2.0 | Y | Y | N | - | N | 2206 Eldorado | | \$1,345 | \$1,345 | N | Y | Y | 2 | Y | A | E | Y | | Home |
| | NOW | Killeen | 2 | 2.0 | Y | Y | N | N | N | 2209 Wheeler Cir | Unit B | \$995 | \$995 | Y | N | Y | 1 | Y | Y | E | N | | Duplex |
| | NOW | Killeen | 2 | 2.0 | Y | Y | N | - | N | 2509 Bermuda | Unit A | \$995 | \$995 | Y | Y | N | 1 | Y | Y | E | N | | Duplex |
| | NOW | Killeen | 2 | 1.0 | Y | Y | N | - | N | 2514 N. W S Young Dr | | \$1,095 | \$1,095 | Y | N | Y | 1 | Y | A | E | Y | | Home |
| | NOW | Killeen | 2 | 2.0 | Y | Y | N | - | N | 2710 Clear Creek Road | Unit 212 | \$1,225 | \$1,225 | N | N | N | E | Y | Y | E | Y | | APT |
| | NOW | Killeen | 2 | 1.5 | Y | Y | N | - | N | 2814 Cantabrian Dr | Unit A | \$750 | \$750 | S | N | N | N | Y | Y | E | N | | 4plex |
| | NOW | Killeen | 3 | 2.0 | Y | Y | N | - | N | 2911 Blackburn Drive | | \$1,295 | \$1,295 | Y | Y | Y | 2 | Y | Y | E | N | | Home |
| | NOW | Killeen | 3 | 2.0 | Y | Y | N | - | N | 2911 Bluebonnet | | \$1,325 | \$1,325 | Y | Y | Y | 2 | Y | Y | E | N | | Home |
| | NOW | Killeen | 3 | 2 | Y | Y | N | - | N | 309 S. 42nd (HUD) | Unit A | \$1,395 | \$1,395 | N | N | N | 1 | Y | Y | E | N | | Duplex |
| | NOW | Killeen | 3 | 2 | Y | Y | N | - | N | 309 S. 42nd (HUD) | Unit B | \$1,395 | \$1,395 | N | N | N | 1 | Y | Y | E | N | | Duplex |
| | NOW | Killeen | 3 | 2.0 | Y | Y | N | N | N | 310 Prather | | \$1,100 | \$1,100 | Y | N | Y | 1 | Y | Y | G | Y | | Home |
| | NOW | Killeen | 4 | 2.0 | Y | Y | N | - | N | 3301 Plateau Circle | | \$1,195 | \$1,195 | N | N | Y | N | Y | Y | E | N | | Home |

NOW = Available Now; 2099 = Maintenance Hold

| | | |
|-------|----|------|
| Total | 50 | Now |
| Total | 72 | 2099 |
| Total | 58 | 2024 |