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## INFORMATION SHEET 1265 Yates Avenue, Austell GA 30106

Thank you for taking the time to come by and look at this home. More information including house pictures can be found on our web site, [www.casablancaholdings.com](http://www.casablancaholdings.com).

**DISCOUNT RENT AVAILABLE:** The prevailing rental rate in this neighborhood for a similar four bedroom house is \$2150, and the stated rent for this home will be \$1850. However, we are pleased to be able to offer a DISCOUNT of \$50 off your monthly rental if you will help us in two areas. First, we ask that we receive your rent by mail only no later than 2:00 PM on the third day of each month. Second, we ask that you be responsible for the first \$50 of repairs that might need to be performed to the house in any one month. The management will be responsible for all repairs over \$50, and our experience has shown that very few repairs are necessary over the life of the lease if the home is well cared for.

**YOUR DISCOUNTED MONTHLY RENT WILL BE \$1800 PER MONTH.**

**SECURITY DEPOSIT:** The security deposit for the home will be \$1800. The deposit will be returned to the renter at the conclusion of the lease provided the terms of the lease have been met. There is no additional deposit for children. In some of our homes, small pets may be kept with payment of a pet deposit and a non-refundable extermination fee.

**LEASE TERM:** One Year or longer

**AVAILABILITY:** The home is available immediately. We regret that we cannot hold the home for you until you are ready to move. Check with your property manager regarding your situation.

**SCHOOLS:** The home is served by Russell Elementary, Floyd Middle, and Osborne High School. Parents who live in this district are particularly pleased with these schools.

**Note:** While we try to maintain accurate information on school districts, do not rely on it. We recommend that you check the Cobb School website to get the most up to date school district information.

**HOW TO FIND OUT MORE:** Fill out an application, and call your leasing agent. This home will not be rented on a first come, first served basis, but instead will be rented on the basis of information received on the application forms. Credit worthiness, current income, and job stability will be among the factors considered in the eventual decision. Equal Housing Opportunity.

Again, thank you for your time.