

7826 US HWY 11
Springville, AL 35146

- The Property is immediately available for rent.
- The Interior Has recently been refreshed with New Paint.

Interior House Details:

- 4 Bedroom / 2 Bath House with a unique 'bonus' room that could serve a variety of tenant needs; see floorplan, this rooms are labeled as 'office 1'.
- The Interior of the house has mostly rustic hardwood throughout with a few rooms having LVP / Tile.

Exterior House Details:

- This House is positioned around other rental units of which there is this house, a business, and 3x garages.
- The garages and business are rented separately and have active access across this. i.e. Other Tenants have permission to cross this property to access the area's that they rent. The tenant of this property would also have access to cross other properties as needed.
- There is one Garage available for rent, with the house, if needed. The tenant of this property has 1st right of refusal before Ob offers said garage to others. If interested; see "Google Map" for details of which garage and pricing.

Costs:

- House Rent: \$1,800 monthly (Minimum 12 month lease) which includes water, sewer, and trash. All other utilities are paid by the tenant. 6 Month rental will be considered by OB for an additional monthly fee; fee is determined by circumstances and lease agreements.
- Security Deposit: \$900; of this deposit \$300 would be returned at the end of the lease as long as the property is returned exactly as rented. Cleaned, undamaged, ready to re-rent.
- Pet Fee: \$500 Non-refundable pet fee. Only small, house trained, animals are allowed. No animals over 15 lbs.
- Garage Rent: additional \$150 Monthly (per bay). There are two separate garage bay's available, behind the house, these are available for rent for an additional fee per month. See "google map" for details of which garage.
- Yard Care: It is the responsibility of the tenant to keep their portion of the property landscaped and maintained.
 - o If it is not maintained Outtabounds will back charge the Tenant.

Other Details:

- This is a non-smoking, non-drug property, No Smoking, vaping, or illegal drugs in the house or on the property.
- The effects of Smoke and drugs in and around a house/property is very costly to abate and it decreases the value of a property. It is an OB policy that smoking is not allowed on our residential or corporate properties. If smoking or drugs are discovered on an ob property, the tenant will be in breach of lease agreement and immediately evicted.
- To apply to lease the property the tenant must fill out an application, at their expense. The application includes a Credit check and full background check. The information provided in the application will weigh into the determination as to if the tenant is approved to lease the property.
- Other Details, rules, and information would be in the lease agreement.