x0024400 Two Bedrooms for rent, 10 minutes north of Evanston (Evanston Bear Riv

Location   **Wyoming**
https://www.genclassifieds.com/x-503914-z

Two decent sized bedrooms to rent (11'x11'). Rent is $400/mo

Rent includes access to all of the common areas of the house. Home is 2,300 sqft on 1.2 acres. There are areas of the home that will be off limits and they will be clearly outlined in the lease documents.

Rent does NOT include utilities. You would be responsible for 1/3 of the utilities. Appx $170/mo

My fiancee's son will be at the house 2-3 night a week. Due to nature of having a child in the home and making sure that he is safe, a criminal and credit history background check will be mandatory. The cost of this fee is $30 which will need to be paid at the time of formal application for room rental. If you remain a tenant after six months, we will credit you back the cost of the background check.

Deposit equal to first month's rent is required.

Pets are negotiable. We already have two declawed cats.

Need to meet the renter in person an agreement is reached and lease documents signed. There is a minimum of a 6 month lease and would prefer a 1 year lease, which will have to be signed before moving in.

We are not looking for someone coming in the country. We would much prefer local candidates so we can speak with them.

VERY IMPORTANT, I will only accept payment for First month, utilities, and deposit ($870 - $970) via certified cashiers check or money order. A standard check from a national bank will do. It will save your name with payment. I will not accept payment for anything more than that. If you are to pay for pets, etc, that is your business.

Very personable, quiet area. No kids.

Evanston is in the SW corner of the state, 90 minutes away from