
emails.

? When you call me, Please tell me about yourself.

[_] WHO are you? About your character, your credit & rental history.

[_] WHERE you live currently? WHERE & WHEN you work/study (schedule)?

[_] WHEN you want to move-in?. HOW LONG? Short-term or Long-term lease?

[_] HOW MUCH are you moving in? With furniture or using furniture provided?

? GENDERS: Only for mature, responsible, MALE & FEMALE.

? . 1.1) Our CHARACTER = one word, "CONSIDERATE", sums it all up*

. . ? NON-SMOKERS, Easygoing, Tranquil, Responsible, Clean, Single Adults.

. . ? No pets. No Drama/indiscreet language or irritable mood. No Disturbances/noisy neighbors thumping around.

. . ? No DISRESPECTFUL/INCONSIDERATE/ILLEGITIMATE behavior/speech. We speak and behave with integrity, keep a positive, friendly attitude, show a high level of respect and regard for our own & each others' privacy & space.

? . 1.2) COMMON GOALS & INTERESTS*

. . ? We have different and busy schedules, emotionally stable/independent, appreciate a positive, friendly attitude, and maintain a hygienic, peaceful & QUIET environment with minimal distractions so that each of us can focus our energy and time to fulfill our personal ambitions, goals, rest and recreational needs.

? . 1.3) CURRENT & PAST OCCUPATION/ EMPLOYMENT, STABLE. *

. . ? Fully occupied with stable work, research or education/training. Full-time profession/work, full-time student with financial aid resources, or full-time combination of both.

. . ? We are ... Busy working professionals and USC graduate students/alumni (Keck SOM students), CSULA, SCI-ARC students, etc..

? . 1.4) PAST RENTAL & CREDIT HISTORY

. . ? Have a VERIFIABLE past history of the ABILITY & WILLINGNESS to meet Financial, Employment, Rental and Other obligations or responsibilities.

. . ? Stable, reliable source of income, savings, funding or financial resources.

. . ? RESPONSIBLE, Stable person. No eviction, bankruptcy, or severe delinquencies on the credit history report, please. !!

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??? SHARED COMMON AREAS, AMENITIES ???

? . . Share 2 full spacious bathrooms with strong water pressure available.

. . ? No time conflicts due to our different work/class schedules and considerate communication in

advance.

? . . Share house chores. 1 to 2 hours to clean shared common areas (bathroom, kitchen, etc..) by the last weekend of each month.

? . . 2.) WHAT? (THINGS) RENT ONE PRIVATE ROOM *

? . . 2.1) QUIET, PRIVATE Entry to PRIVATE Room #1 SouthEast.

. . ? 15' x 15'. Furnished or Unfurnished.

. . ? Available Aug 1.

. . ? RENT \$425 + \$50 Utilities = \$475/month, Includes ALL UTILITIES, WiFi & Gardener.

. . ? Approx. 15' x 15' Spacious, Bright, with Private Entrance, mainly for sleeping at night* (read below).

. . ? Faces East. Sunrise view of Quiet & Spacious backyard.

. . ? From the room, walk past the adjacent shaded backyard patio and driveway to enter the house through the kitchen door to use the other shared common indoor areas - kitchen, living room, dining room & bathroom.

. . ? Optional furniture:

. . ? * Bed, *Desk/Table, *Armed Office Chair, Couch, Wooden Wardrobe Closet/Dresser and Dual Hanging Wardrobe with 5 Shelves (Whitmor 6779-3044) etc.

??? PLEASE READ: \$425/month PRIVATE ENTRY to PRIVATE ROOM #1 ???

. . ? ROOM #1 (not about other rooms) is ideal for a busy working person with the following daily schedule, 7 days/week:

. . ? DAY, 7 am - 7 pm - At work, not in the room or use OTHER COMMON SHARED AREAS (Outdoor covered patio or Indoors) because the room can get very hot during the day hours especially in the summer.

. . ? NIGHT, 7 pm - 7 am - Use room primarily for sleeping or other QUIET activities.

? . . 2.2) \$555 QUIET, PRIVATE ROOM #2, Central

. . ? 11' x 11'. Furnished or Unfurnished.

. . ? Available Aug. 1?? Sep. 1 or later? Please ask.

. . ? RENT \$555 + \$50 Utilities = \$605, Includes ALL UTILITIES, WiFi & Gardener.

. . ? Bright with Skylight Window & Ceiling Fan. Stays cool all year long.

. . ? Wardrobe Closet with Door, 2.5' (W) x 2.5' (D). Top Horizontal Shelf Above Clothes Rod.

. . ? Furniture (Optional):

. . ? * Bed, *Desk/Table, *Armed Office Chair, Wide 9-Drawer Dresser, Couch, etc.

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? . . 3.) WHY? PERFECT PLACE with PLENTY of PERKS:

? Parking, Positive People, Plenty of Space (Indoors & Outdoors), Views, Equipped (Kitchen, Turbo WiFi,

W/D) & Peaceful, Perfect Place (Central, Convenient).

? . . 3.1) PARKING - Plenty available & free. On the wide private driveway and the wide cul-de-sac street in front of the house.

No parking permits/fees, no parking meters, no street-cleaning restrictions. No worries about violation tickets!

? . . 3.2) POSITIVE, PEACEFUL PROFESSIONALS (See above)

? . . 3.3) PLENTY OF SPACE, INDOORS: 2000 sq ft. FACILITIES/RESOURCES

. . ? WASHER/DRYER - Flexible hours, no coins, and no waiting in public laundromats. W/D housed behind the house. Quiet and no indoor noise heard in the house during use.

. . ? LARGE HOUSE , spacious common areas with windows and white custom wooden blinds or white draped curtains in the kitchen, dining room (view), living room (view) and SouthWest Room (view).

. . ? LARGE KITCHEN - Fully equipped & well-stocked with shared cooking appliances, cookware, filtered drinking water, etc. Lots of elbow room, easily accommodates 2 persons preparing meals simultaneously.

. . ? 2 Refrigerators, 2 microwaves, gas stove and baking/grilling oven with clock/ timer/ alarm.

? . . 3.4) PLENTY OF SPACE, OUTDOOR: 6000 sq ft PRIVATE, SHADED

. . ? PRIVATE, SHARED AREAS - Plenty of space to share or for R&R. Used for lounging/rest in shaded areas, a sunny afternoon nap, a private hide-out, recreation, reading, exercise, gardening (for hobbyist/s), BBQ, or occasional social gathering.

. . ? SHADE - partly covered backyard patio can be used for your private outdoor internet cafe for reading or studying. The remaining backyard/garden area faces east so the shadows from the house provide shade from the sun starting in the afternoon and commonly with a slight breeze.

? . . 3.5) PLENTY OF VIEWS: SUNSET, SKYLINE DAY/NIGHT TIME VIEWS.

. . ? Between the silhouette of palm trees, a wide view, unobstructed view. Overlooks downtown L.A. skyline from the front of the house which faces west towards the oftentimes gorgeous sunset and night time fireworks on 7/4 and New Year's Eve (over downtown & Dodger Stadium). Downtown view is visible from the covered front porch, front entrance, partly fenced front garden and gated, wide, private driveway. Or view through the west-facing windows with white curtains and custom horizontal wooden blinds from the dining area, living room and SouthWest Room.

? . . 3.6) PLENTY EQUIPPED.

. . ? KITCHEN, WASHER/DRYER, WIFI.

. . ? Premium, Turbo High Speed Internet access for all your devices. Implemented with extra Privacy and Security Features. Fast, Reliable, Secure, 24/7 WiFi with uninterrupted, continuous, free movie streaming in the Internet. WiFi and power outlets available both indoors and outdoors.

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? ? . 4.) WHERE? (PLACE/LOCATION) *

? . . 4.1) PEACEFUL PERFECT PLACE/NEIGHBORHOOD/ENVIRONS *

. . ? Buffered by nature in the surrounding hills, both the large front garden (facing west & sunset at dusk) & private backyard is fairly setback from the street & neighbors which offers privacy for recreation, rest or part-time gardening hobbies.

. . ? Major streets: Valley Blvd (South of the house), Huntington Drive (North of the house), and Soto Street (West of the house).

? . . 4.2) CENTRAL, CONVENIENT COMMUTE *

. . ? Los Angeles is so spread out and you don't want to spend extra time/money/energy or risk car accidents in L.A. traffic daily. Daily traffic accidents are part of our reality that's why auto insurance is high in L.A. Don't be penny wise and pound foolish. Be wise & plan a short, safe daily commute to work if possible.

. . ? Central location: Save time, energy, & money! Avoid commuting, traffic, accidents and stressful headaches!

. . ? Easy access to freeways: 5, 10, 60, 101, 110, 710 freeways within 5 to 10 minutes.

. . ? Reduce commute time to the neighboring area businesses, universities, colleges, and libraries.

. . . . ? . < 1 mile to the neighborhood Ascot Hills Park, behind and East of our backyard.

. . . . ? . 2 miles to Ernest E Debs Regional Park is a very large park (2 miles)

. . . . ? . 2 blocks to NW corner of Valley Blvd. where the free shuttle stops in front of the USC Gym, Soto St. Bldg of Keck School of Medicine (KSOM) USC at the Health Sciences Campus (HSC).

. . . . ? . 1-2 miles to

. ? MAJOR EDUCATIONAL INSTITUTIONS/TRAINING & HOSPITALS:

. ? Near the free InterCampus shuttle stop at Norris Cancer Medical Center to Alhambra Campus, Union Station, University Park Campus for Undergraduate & Graduate Studies.

. ? Keck School of Medicine (KSOM) USC at the Health Sciences Campus (HSC) graduate programs:

. ? Medicine, Pharmacy, Physical Therapy (PT), Occupational Therapy (OT), Physician's Assistant (PA), Master of Science (MS), MPH, Doctoral PhD, and other graduate clinical and research programs.

. ? LAC-USC County Hospital, Women's and Children's Hospital, Norris Medical Cancer Center, Keck USC Medical Center, USC Doheny Eye Institute, White Memorial Hospital.

. ? CSULA or CSLA (California State University Los Angeles)

. . . . ? . 3-4 miles to

. ? USC Keck School of Medicine Alhambra Campus (S. Freemont), Alhambra Hospital, Monterey

Park Hospital

..... ? DOWNTOWN L.A., Chinatown, Little Tokyo, Union Station, Downtown Flower Market, FIDM, Southern California Institute of Architecture (SCI-Arc) etc..

..... ?. 5 miles to

..... ? South Pasadena, Silverlake, Echo Park, Korea Town, ELAC, Occidental College.

..... ?. 7-10 miles to

..... ? Pasadena: Huntington Memorial Hospital, Pasadena City College, California Institute of Technology (CalTech), Jet Propulsion Lab (JPL), Fuller Theological Seminary, Culinary Institute, Art Center.

..... ? LACC, Mount St. Mary's University, Monterey Park Hospital, Children's Hospital Los Angeles, Glendale Memorial Hospital, Los Feliz, Griffith Observatory & Park, West Coast University (WCU).

Happy hunting! Hope you will find responsible, compatible housemate/s soon.

Thank you for reading. Have a great! ;-)