

1200 5br (45002 USD)



Location **Florida**
<https://www.genclassifieds.com/x-571149-z>

PLEASE READ THE ADD PRIOR TO CALLING, AS MOST OF THE INFORMATION IS LISTED BELOW!!! Thank you.

RENT OR RENT-2-OWN.

DESCRIPTION:

5 bedroom 3 1/2 bath home, with living room, family room, dining room, huge kitchen, sitting on approximately 1.5 acres. Land just by itself valued appx \$70k to \$80k. Home offering lots of privacy and potential.(4 actual bedrooms plus huge room which is used as an office right now could be used as 5th bedroom).

County Government have approved for the 2nd home to be built in the back yard, excellent for homestead and for large family or live in one and rent another. Plenty of space for the garden, and additional exterior amenities. Enough space for a tennis court. Nicely equipped with a 15 person dry/wet sauna worth about \$10k, screened in-ground pool, worth about \$40k, water softener and filtration system. Gated and completely fenced in for additional security. PVC fence along, worth Appx \$30k.

Bought for \$560k, Bank value \$330,000-\$380,000. Priced for quick sale and accepting offers from \$268,900 "AS IS". Make your best offer. Appx \$10k of work might be required to get it approved for FHA financing, and get it in order, but its fully livable, and currently occupied.

House Size is Approximately 5000 sq ft living area, but records only reflect 3,497 Sq Ft, as some changes have not been recorded. 2 car garage, 2 car garage.

Property is currently occupied, and needs some work done with some of the design. If you want it, to make the dream come true square footage, please bring lot size, and efficient accomplish that. Please read the REPAIR section for needed repairs description.

RENT OPTION

Property is listed at the discounted rent at \$1200 for AS IS terms. If certain repairs are required to be performed by the owner, then the rent will range from \$1400 to \$1800.

\$1200 per month under AS IS terms meaning you will take property in current condition and will take



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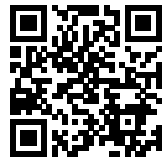
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care of it as needed for you, and at your own expenses.

2. \$1495 to \$1800 rent, with owner handling some current or future repairs. Based on the arrangements made between the parties.

SUGGESTED/NEEDED REPAIRS:

AC. Current occupant is using window units, as 2 central AC systems require freon and may be a leak fix. Appx estimate \$250 to \$500.

Florida room is leaking when its raining \$100 approximately required for materials.

Outside stucco at the sauna/bar area need to be redone. Not mandatory. \$200 to \$300 in materials plus labor.

Some other miscellaneous and unknown repairs could be needed. Please verify when viewing the property.

DEPOSIT: People with perfect credit and excellent 2+ years stable income would need \$1500 deposit + 1st month rent to move in. Less then perfect credit or income, Needs 1st month rent, and \$2500 security deposit to move in. People with no credit or bad credit might need up to \$2500 deposit plus Last month rent and 1 to 2 month advanced prepaid rent depending on the income stability. No appliances, but could be provided. Rent will appliances will be \$1295 yo \$1450 depending on the appliance package.

RENT 2 OWN: From \$995 to \$1195 per month + Insurance and Taxes. \$700 of rent payment will apply to purchase price.

Price is \$285,900. From \$10,000 to \$20,000 down, with possibly breaking the down payment into payments. 14 to 18 month for closing extension might be possible, but buyer must be qualified at any time after 12 month, closing cost could be financed or paid by the seller. Exceptions could be possible.

Feel free to email if any questions, and if for rent or rent 2 own please request free application, and I will contact you right away.

For cash buyers proof of funds and/or loan approval is required prior to showing, but feel free to drive by anytime, but do not go to the property as home is occupied.

By appointment only.

If you have necessary funds and ready to proceed please call Jason at 48 hours in advance. Its a land line so no texting. Please follow up if he does not reply right away, until he calls you back.

You are dealing directly with the owner. Thank you very