

Cook & Company Realty, Inc

32703 Radio Road Suite D
Leesburg, FL 34788
352.787.COOK (2665) or 352.326.3999
cookcompanyrealty@aol.com

RENTAL LIST

July 23, 2013

Rental Procedure for All Prospective Tenants

1. Pick up the Rental List. Drive by the rental unit. If it is vacant, feel free to walk around the unit. Please ***do not disturb*** the tenant if the unit is occupied.
2. If interested in the unit, fill out a rental application. Bring your picture ID, Proof of Identification, Proof of Income and the Completed Application to our office.

We Cannot process your application without proper ID.

3. After reviewing the completed application and pre-qualifying, a time will be scheduled to meet you at the rental unit.
4. Once you have chosen your rental, you will give our office cash or 2 money orders for:
 - A. A \$50.00 non-refundable Application Fee. (Money Order #1 or Cash)
 - B. A minimum of \$150.00 towards your Security Deposit (Money Order #2 or Cash)
(Deposit holds property while credit report and background check is completed.)
5. If approved, you will be contacted to reconfirm your move-in date. You must notify Cook & Company Realty, Inc. within 24 hours of making deposit to receive refund, if you change your mind about the unit. Security Deposit will be returned if your application is denied.
6. Utilities, unless stated, are the sole responsibility of the tenant. It will be the tenant's responsibility to activate and deliver Security Deposit to utility company.

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APARTMENTS

**110 Ruser Ury A1
Fruitland Park, FL**

2 Bedroom/1 Bath Duplex Rent \$500.00 Sec. Dep. \$450.00

Central heat & air, dishwasher, washer/dryer hook-up, and water included!!
Excellent natural surroundings and a great place to stretch out at the end of the
day. Pleasant outdoor space that is 100% maintenance free to you! Great
location in Fruitland Park!

This is a NON-SMOKING HOME.

Directions:

**From Leesburg US 27/441 North. Turn Left on Berckman Street approx. 1/2
mile and left on to Ruser Ury. (Behind the Spa Kingdom on US 441/27)**

**910 Camp St #4
Tavares, FL**

2 Bedroom/1 Bath Rent \$600.00 Sec. Dep. \$550.00

Water front bungalow. Enjoy the sights and sounds of living on Lake Dora. This
charming duplex is directly on the lake. Ceramic tile throughout. Kitchen
appliances including microwave are provided. You will want to view this on as
soon as possible. This is a NON-SMOKING HOME.

Directions:

**US 441 Tavares to SR 19 S. Turn left on Wells Ave and then right on Mansfield.
Turn left onto Camp and go to end of road.**

**4300 Baywood Blvd
Mt. Dora, FL**

3 Bedroom/2 Bath Rent \$1,000.00 Sec. Dep. \$900.00

Very nice 2nd floor two story condo overlooking Lake Saunders. Very well kept
three bedroom two bath. Beautiful views as well as access to Lake Saunders.
Community pool and club house add to the quality of living in the Baywood
community. This home may be rented partially furnished. Kitchen appliances
and washer and dryer included.

Directions:

**US Hwy 441 South towards Eustis merge right on CR 19A. Turn right towards
Eustis/Umatilla. Keep right at the fork and go on to CR 19A S. Turn right on N
Tremain and enter Baywood. This is a NON-SMOKING HOME.**

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433 E Rosewood Lane **3 Bedroom/2 Bath apartment** **Rent \$650.00** **Sec. Dep. \$600.00**
Tavares, FL **Newly Renovated (paint, floor coverings, carpeting and ceiling fans)! Central heat & air, dishwasher, washer/dryer (included), and community pool for residents! Plenty of in and outdoor space that is 100% maintenance free to you! Great location in Tavares! This is a NON-SMOKING HOME.**

Directions: **From Leesburg US 27/441 South. Turn Right onto SR 19. Right at Dead River Road (Taco John's) approx. 1.5 miles on left is the Rosewood villa complex.**

Homes

13233 Grand Terrace Dr. **2 Bedroom/1 Bath** **Rent \$650.00** **Sec. Dep. \$600.00**
Grand Island, FL What an excellent place to call home – This home is on a nice sized lot to give plenty of outdoor stretching room. Kitchen appliances included and washer dryer hook-up available. This is a NON-SMOKING HOME.

Directions: **US441 S from Leesburg to Tavares. Left onto CR 473 (Bluegill). Then right onto CR 44 E. Turn right onto Chain O Lakes Rd. Take the first left onto Grand Island Terrace. Home is on the right.**

9512 San Fernando Ct **4 Bedroom/4 Bath w/Den** **Rent \$2,250.00** **Sec. Dep. \$2,500.00**
Mission Inn Beautiful Tuscan-style two story home in the famous Mission Inn. Home has tiled floors in living area and carpet in bedrooms. Home could be 3 bedroom with den and entertainment room, 4 bedroom with den or 5 bedroom with 4

baths. There is a fireplace in the pool area for those wonderful Florida evenings. This is a NON-SMOKING HOME.

Directions: **From Leesburg, south on US 27. Left on SR 48. Right into Mission Inn. Right on Camino Real Blvd. Right on Avenida Las Colinas. Right on San Francisco Ct. Left on San Fernando Ct. Home on the left.**

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**712 Marietta St.
Leesburg**

4 Bedroom/2 Bath Rent \$850.00 Sec. Dep. \$800.00

Just Listed: Roomy home with and utility / laundry area. Home has updated kitchen, carpeting throughout and all in-town conveniences. Excellent location for shopping and schools. Enjoy evenings in the spacious back yard under a canopy of mature trees! 1 car open air garage. This is a NON-SMOKING HOME.

Directions:

From Leesburg, south on US 27. Left on W. Dixie Ave. Right onto Marietta. Home is on the left.

**912 Flamingo Dr.
Leesburg**

3 Bedroom/1 Bath Rent \$625.00 Sec. Dep. \$575.00

Roomy home with and nice utility / laundry area. Home has newer carpeting throughout and all in-town conveniences. Excellent location for shopping and schools. Plenty of parking. Enjoy evenings on the spacious screened room under a canopy of mature trees! This is a NON-SMOKING HOME.

Directions:

From Leesburg, south on US 27. Right on South St (SR44) left on Flamingo. Home is on the left.

**42 Ginger Circle
Leesburg**

3 Bedroom/2 Bath/2 Car Garage Rent \$950.00 Sec. Dep. \$900.00

Just Listed: Beautiful and spacious home with and W/D & laundry area. Home has new flooring and painting throughout and all in-town conveniences. Excellent location for shopping and schools. Enjoy evenings on the spacious screened room! This is a **NON-SMOKING HOME and NO PETS!**

Directions:

From Leesburg, south on US 27. Left on Meadow Dr. (just prior to Lake Harris). Left on Ginger Circle. Home is on the right.

This list is updated every 2 weeks – please call for additional properties that may have come available!! Thank you!

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