

6529 Sunset Drive, Jacksonville, FL 32208



Great 3 **bedroom/1 bath** North-side Single Family Home. Approx 1200 square feet. Living room with fireplace. Eat in Kitchen. Central Heat & Air, 2 car driveway. Double car garage with washer & dryer connections. Enclosed Front Porch/Florida room and a good sized fenced backyard. Refrigerator and Stove included. Available immediately.

Key Benefits

- Great Neighborhood
- Small Front Yard
- Appliances included

Pricing

Description	Price
Seven Month Lease	\$ 1,150.00
One year Lease <i>\$825.00 after discount</i>	\$ 925.00
Deposit	\$ 800.00
Discount if paid before 1st of each month	\$ 100.00
Late fee	\$ 95.00
Pet Fee (non-refundable, per pet)	\$300-600.00

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Landlord: Larry R. Taylor Contact Info: (904) 387-0821 / (904) 813-8837
Email: larry@larryrtaylor.com message center & fax: (866) 356-5408. Visit our Web-site for more information, additional pictures, and other properties: www.larryrtaylor.com

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Directions

From I95 North exit Edgewood Avenue. East towards Main Street about 1/2 mile. Right at Pearl Street. Go another 1/4 to 1/2 mile just before the Railroad tracks there is a church on the left hand side. Turn left on Sunset Drive and follow it around. Look on Left for 6519 Sunset Drive. <http://www.mapquest.com>

Local Schools

Duval County Public Schools
1701 Prudential Drive - Jacksonville, Florida 32207-8182
(904) 390-2000 // TDD: (904) 390-2898

Utilities

[BellSouth](#), (888) 757-6500, provides Telephone service. Contact [Jacksonville Electric Authority](#), (904) 665-6000, to have your electric & water connected.

Application & Lease process

Call **866-356-5408** and press #4 to have an application faxed to you. The system will prompt you for your fax number. Contact the Landlord below upon filling out the application to turn it in. An application can also be found on the web-site.

Application fee is \$30.00 per adult applicant. Each adult over the age of 18 will need to complete an application and pay the \$30.00. We will pull credit, verify income, pull a criminal background check, & speak with previous landlord. Be prepared to turn in the following documents along with the signed application: Phone/Utility bills, Driver License, Bank Statements, Pay stubs, assistance payments⁴, & Previous landlord information.



¹ Rent is discounted by this amount if rental payment is received prior to the last business day of the month before rent is due. Discount is determined by the postmark on the envelope in which tenant sends rent. ²Terms subject to change without notice prior to executed rental agreement, lease agreement, or option to purchase. ³Pictures may not reflect recent changes to layout or room views. ⁴Housing Assistance and child support only need to be provided should applicant want to use these as proof of income for qualification the rental application.

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