



Buck Hamilton and Associates
Office: 706-561-8111
4800 Armour Road Building C Suite E - Columbus GA
www.buckhamiltonandassociates.com
Firm# 10399/ Broker# 80418 - Licensed in GA and AL
AL. FIRM# 76210 / Broker# 76211

PLEASE READ CAREFULLY

Buck Hamilton and assoc is open from 10:30 to 4:00 daily. Call first to make sure we are in.

Not responsible for incorrect information listed on this sheet

- 1.) **We accept HAPP (section 8)** on most properties. HAPP leases shall be for a minimum of 1 year . WE RESERVE THE RIGHT TO CHANGE PRICES AT ANY TIME AND THEY MAY BE DIFFERENT THAN THOSE ON ANY GIVEN LIST. (You must allow a minimum of three (3) weeks from the time you are approved for repairs to be completed. Your security deposit must be paid in full and paperwork must be filled out in order to be considered approved).
- 2.) **You may not view a property unless it is vacant** (Unless by appointment).
- 3.) **If you sign a lease agreement without having viewed the property** and filling out all required paperwork, you are taking the property AS IS other than systems.
- 4.) You must do a credit application at a cost of \$50 per applicant (husband and wife accepted as one) to you and all needed items must be supplied before we can finish your application.
- 5.) **Inspection key deposit (CASH ONLY)** 1 key=\$50 / 2 keys=\$75 / 3 keys=\$100 AND your Driver's License
Keys may be checked out between 10AM and 2PM - Deposits for keys will be returned to you as long as the keys are returned to the office by 3PM on the day they are checked out.
- 6.) **Security deposits** will be a minimum of one (1) full month's rent and must be paid in certified funds within five (5) working days of your being approved for the property.
- 7.) **PETS** if accepted tenant must pay a required non-refundable pet fee of \$300 per pet or may elect to pay \$40 per pet as pet rent per month .
- 8.) **Lease Terms** are for a minimum of twelve (12) months. Shorter terms are available with approval.

If repairs are needed they can usually be done within 7-10 days.

Updated: 12/18/2020

PROPERTY LISTINGS

Rent	Deposit	Street	City	State	Zip	Date Available	Bed rooms	Bath	Sq/ft	Extras
700	700	5537 Valleybrook Rd	Columbus	Ga	31907	WORK NEEDED	4	1	1200	Cent H/A
695	695	2227 Danbury Dr	Columbus	Ga	31907	WORK NEEDED	3	1		Cent H/A (gas heat), g-stove, frige-water heater, tile floors, den (could be 4th BR) laundry room, fenced yard, side deck
695	695	1310 Regina Dr	Columbus	Ga	31907	WORK NEEDED	3	1	1080	g-stove, carpets, wu/AC
625	625	4758 Welborn Dr	Columbus	Ga	31907	WORK NEEDED	3	1	1100	Cent H/A gas stove, frige, carpets
575	575	2709 Waverly Ave	Columbus	Ga	31904	NOW	2	1	1065	Cent H/A, g-stove, g-heat, Alarm
575	575	4235 Debby St #B	Columbus	Ga	31907	NEEDS SOME WORK	2	1.5	1020	Cent H/A e-stove, frige gas heat & water heater
550	550	1263 Cedar Ave #1	Columbus	Ga	31906	HOLD FOR KITCHEN	2	1.5	1000	Cent H/A, built in appliances, carpets, Total electric, Inc. water (Town house)
550	550	1263 Cedar Ave #5	Columbus	Ga	31906	HOLD FOR KITCHEN	2	1.5	1000	Cent H/A, built in appliances, carpets, Total electric, Inc. water (Town house)
550	550	339 32nd Ave #24	Columbus	Ga	31903	WORK NEEDED	2	1		Cent H/A, TE, stove, frige, separate water meters
550	550	339 32nd Ave #25	Columbus	Ga	31903	WORK NEEDED	2	1		Cent H/A, TE, stove, frige, separate water meters
550	550	339 32nd Ave #26	Columbus	Ga	31903	WORK NEEDED	2	1		Cent H/A, TE, stove, frige, separate water meters

550	550	339 32nd Ave #27	Columbus	Ga	31903	WORK NEEDED	2	1		Cent H/A, TE, stove, frige, separate water meters
525	525	821 A 32nd Ave	Columbus	Ga	31906	NEEDS LITTLE WORK	2	1	600	Gas stove, frige, wall furnace, includes water
525	525	821 B 32nd Ave	Columbus	Ga	31906	NEEDS LITTLE WORK	2	1	600	Gas stove, frige, wall furnace, includes water
525	525	3 Adair Ct #B	Columbus	Ga	31906	NEEDS WORK	2	1	600	Washer hookup, wall furnace, g-water heater
		1312 Virginia St	Columbus	Ga	31901	HOLD	1	1		inc water, downstairs unit
475	475	1310 Virginia St	Columbus	Ga	31901	HOLD	1	1		inc water, e-stove, 2 w/u, upstairs unit
525	525	508 23rd St #A	Phenix City	Al	36867	WORK NEEDED	2	1		Cent H/A
550	550	508 23rd St #B	Phenix City	Al	36867	NOW	2	1		Cent H/A
		COMMERCIAL								
1450	1450	209 Seale Rd	Phenix City	Al	36869	NOW		3	2500	Bathrooms are ADA (wheelchair accessible), 1 overhead door, 3 personal doors, Alarm, Dual A/C units, TE