

~Please Take One~



~Updated Daily~

3800 So. W S Young Drive, Suite 101, Killeen, Texas 76542

Phone: (254) 526-5921 – Fax: (254) 526-6951

[Email: INFO@JWCRENTALS.COM](mailto:INFO@JWCRENTALS.COM)

[Website: WWW.JWCRENTALS.COM](http://WWW.JWCRENTALS.COM)

~JWC RENTAL LISTINGS ~



Welcome :-)

~Thank You for joining us Today~

UPDATED 12-20-2024



JWC PROPERTY MANAGEMENT

3800 So. W S Young Drive, Suite 101, Killeen, Texas 76542

Phone: (254) 526-5921 Fax: (254) 526-6951 Email: mgr@jwc rentals.com

Tenant Selection Criteria

These criteria are being provided in reference to the Property located at the following address:

PROPERTY ADDRESS: _____

CITY, STATE, ZIP: _____

Pursuant to **Property Code Section 92.3515**, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. Based on the information you provide, Landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for another applicant). If your application is denied or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

1. **Criminal History:** Landlord will perform a criminal history check to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, providing inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord will ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, your income along with the ability to verify the stated income, may influence Landlord's decision to lease the Property to you. **Your income must be 3 times the rent.** You will need to provide the two most recent pay stubs for verification. If you are military the rent amount should not exceed your BAH allowance.
4. **Credit History:** Landlord will obtain a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified. Credit reports indicating evictions, poor rental history, unpaid accounts, or more unsatisfactory accounts than satisfactory accounts will result in disapproval of the rental application.
5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your application or providing information that is unverifiable will be considered by Landlord when making the decision to lease the property to you.
6. **Insurance:** Our insurance does not cover the loss of or damage to your personal property. Rental Insurance is not required but is strongly recommended. We urge you to get your own insurance for losses due to theft, water damage, pipe leaks and other similar occurrences. Renter's insurance does not cover losses due to a flood.
7. **Military:** E5 and below must provide authorization from the commander to live off post. All letters will be verified
8. **Other:** Government issued Photo ID (Driver's License, Passport, State issued Identification Card)
Valid Social Security Card
Security Deposit*
\$50 Application Fee for the first applicant, \$50 for each additional adult, 18 years and older*
All documents for any accommodations requests must be provided with application

Deposit, application fee, and prorated rent MUST be paid with CERTIFIED funds (i.e. money order or cashier's check)

*****JWC DOES NOT ACCEPT CREDIT OR DEBIT CARD PAYMENTS*****

Applicant Signature

Applicant Signature



PET POLICY FOR RESTRICTED BREEDS

Akita

Malamute

American Bull Dog

Malinois

Cane Corso

Mastiff

Chow Chow

Pit Bull

Doberman Pinscher

Presa Canario

Dogo Argentino

Rhodesian Ridgeback

German Shepherd

Rottweiler

Great Dane

St. Bernard

Great Pyrenees

Staffordshire Terrier

Husky

Wolf Hybrid

ALL ABOVE LISTED PETS
(REGARDLESS OF SIZE)

ARE **BANNED** FROM JWC

RENTAL PROPERTIES.

NO EXCEPTIONS!

JWC DOES NOT ALLOW ANY AGGRESSIVE BREEDS



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~MOVE IN SPECIALS~

ONE- WEEK FREE RENT

1/2 OFF FIRST MONTHS (prorate) RENT

KILLEEN

3103 Thoroughbred-\$1,295

COVE

n/a

KILLEEN

3513 Malibu #B-\$825

TWO-WEEKS FREE RENT

KILLEEN

3307 Toledo #A-\$875
3307 Toledo #C-\$875
5215 Rose Garden-\$1,795
5217 Rose Garden-\$1,795
5221 Rose Garden-\$1,795

COPPERAS COVE

601 N. Main #H(HUD)-\$699
601 N. Main #I(HUD)-\$699

Kempner

n/a

Nolanville

n/a

HEIGHTS

n/a

ONE MONTH FREE RENT

FIRST MONTH (prorate) FREE

KILLEEN

n/a

Copperas Cove

n/a

COPPERAS COVE

n/a

KILLEEN

n/a

ADDITIONAL MOVE IN SPECIALS

RENTAL LIST LEGEND



AVAILABLE

DATE

NOW= Vacant ready to view, "Date" Date Coming Available,
Date Ending with "99" = maintenance hold, not viewable

BED

Bedrooms

BATH

Bathrooms

CA

Central Air: Y= Yes, N= No, E= Electric, G= Gas, W= window

CH

Central Heat: Y= Yes, N= No, E= Electric, G= Gas, W= window

Wtr, Gas, Pd

States whether utilities are paid Y= Yes, N= No, (--) = None Available

SP

This property has special terms added to the lease.

UNIT

ADDRESS

Address of rental property

UNIT

Unit/Apartment Number

RENT

Monthly Rent

DEP

Security Deposit Amount

PETS

Pets Allowed: Y= Yes, N= No, O= Outside, S= Small Pets Only, C= Cats Only, D= Dogs Only
A= Owners Approval Required, S/D- Small Dogs Only, S/O = Small Outside Pets, Small= 15lbs or less

FP

Fireplace: Y= Yes, N= No

F

Fenced Yard: Y= Yes, N= No

G

Garage: N= No, 1= 1 Car Garage, 2= 2 Car Garage, C= Carport

REF

Refrigerator: Y= Yes, N= No

W/D CON

Washer/Dryer Connections: Y= Yes, N= No, A= Washer/Dryer Appliances

R

Range: Kitchen Stove, E= Electric, G= Gas

TYPE

Type of Property: Apartment, Duplex, 4Plex, Home

HUD

Property allows housing assistance

BNS ROOM

Bonus Room

JWC VACANCY LIST- PROPERTIES AVAILABLE NOW

| Available Date | Unit City | Bed | Bath | Water Pd | Gas | Property Address | Rent | Deposit | Pets | Fire Place | Fence | Garage | Refrigerator | W/D CON | SP |
|----------------|-----------|-----|------|----------|-----|-------------------------------|---------|---------|------|------------|-------|--------|--------------|---------|----|
| NOW | Cove | 2 | 1.0 | N | N | 103 Truman Ave W Unit 8 | \$800 | \$800 | N | N | Y | N | Y | Y | Y |
| NOW | Cove | 2 | 1.0 | N | N | 103 Truman Ave W Unit 9 | \$699 | \$699 | N | N | Y | N | Y | Y | Y |
| NOW | Cove | 2 | 1.0 | N | N | 105 Reagan Ave W Unit 43 | \$675 | \$675 | N | N | Y | N | Y | N | Y |
| NOW | Cove | 2 | 1.0 | N | N | 105 Reagan Ave W Unit 48 | \$675 | \$675 | N | N | Y | N | Y | N | Y |
| NOW | Cove | 1 | 1.0 | N | N | 1134 Hwy 190 W | \$495 | \$495 | A | N | Y | N | Y | N | N |
| NOW | Cove | 3 | 2.5 | N | N | 1401 Lubbock Dr. | \$1,775 | \$1,775 | N | N | Y | 2 | Y | Y | Y |
| NOW | Cove | 4 | 2.0 | N | N | 3414 Lucas St | \$1,675 | \$1,675 | Y | N | Y | 2 | Y | Y | N |
| NOW | Cove | 4 | 2.0 | N | Y | 511 9th Street S. | \$1,450 | \$1,450 | Y | N | Y | N | Y | Y | Y |
| NOW | Cove | 2 | 1.0 | N | N | 601 Main St N. Unit I | \$699 | \$699 | N | N | Y | N | Y | Y | Y |
| NOW | Cove | 2 | 1.0 | N | N | 601 N. Main St Unit H | \$699 | \$699 | N | N | Y | N | Y | Y | Y |
| NOW | Cove | 4 | 1.0 | N | N | 707 N Main St. | \$1,250 | \$1,250 | N | N | Y | N | Y | Y | N |
| NOW | Cove | 3 | 2.0 | N | N | 803 Barber Dr | \$1,475 | \$1,475 | Y | N | Y | 2 | Y | Y | N |
| NOW | Cove | 3 | 1.0 | N | N | 805 North 2nd | \$850 | \$850 | Y | N | Y | N | Y | Y | N |
| NOW | Cove | 2 | 1.0 | N | N | 810 N. 5th St Unit B | \$795 | \$795 | N | N | Y | N | Y | Y | N |
| NOW | Cove | 2 | 1.0 | Y | N | 903 Main St. N. Unit C | \$675 | \$675 | Y | N | Y | N | Y | N | Y |
| NOW | Heights | 3 | 2.0 | N | N | 1629 Yuma Trail Unit A | \$1,225 | \$1,225 | Y | N | Y | 1 | Y | Y | N |
| NOW | Heights | 3 | 2.0 | N | N | 1808 Aztec Trace Unit B | \$1,195 | \$1,195 | Y | N | Y | 1 | Y | Y | N |
| NOW | Heights | 3 | 2.0 | N | N | 408 Justin Ln Unit A | \$1,050 | \$1,050 | Y | N | Y | N | Y | Y | N |
| NOW | Heights | 2 | 1.0 | N | N | 912 Travis Unit A | \$895 | \$895 | Y | N | Y | N | Y | Y | Y |
| NOW | Killeen | 2 | 1.0 | Y | N | 1101 Eastside Unit A | \$850 | \$850 | N | N | Y | N | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 1128 Chippendale | \$1,295 | \$1,295 | N | N | Y | 2 | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 1300 Grandon | \$1,495 | \$1,495 | N | N | Y | 2 | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 1302 Edgefield | \$1,295 | \$1,295 | Y | N | Y | 2 | Y | Y | Y |
| NOW | Killeen | 2 | 1.0 | N | N | 1304 Dugger Unit D | \$670 | \$670 | N | N | Y | N | Y | Y | N |
| NOW | Killeen | 1 | 1.0 | Y | N | 1305 Willow Springs Rd Unit C | \$725 | \$725 | N | N | Y | N | Y | Y | Y |
| NOW | Killeen | 1 | 1.0 | N | N | 1306 Jacqueline St | \$625 | \$625 | S/D | N | Y | N | Y | N | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 1407 Dugger Unit B | \$925 | \$925 | Y | N | Y | N | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 1510 Leader | \$1,250 | \$1,250 | N | N | Y | 1 | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 1600 Dugger Cr Unit C | \$895 | \$895 | N | N | Y | N | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 1602 Richard | \$1,295 | \$1,295 | Y | N | Y | 1 | Y | Y | N |
| NOW | Killeen | 2 | 1.0 | N | N | 1608 Duncan Ave | \$700 | \$700 | S/D | N | Y | 1 | Y | Y | N |
| NOW | Killeen | 2 | 1.0 | N | N | 1702 Benttree Dr Unit B | \$745 | \$745 | S | N | Y | N | Y | Y | Y |
| NOW | Killeen | 2 | 1.0 | N | N | 1704 Alamo Ave | \$995 | \$995 | Y | N | Y | N | Y | Y | Y |
| NOW | Killeen | 2 | 1.0 | N | N | 1709 Spring Rose Unit A | \$775 | \$775 | Y | N | Y | N | Y | A | Y |
| NOW | Killeen | 2 | 1.0 | N | N | 1709 Spring Rose Unit C | \$775 | \$775 | Y | N | Y | N | Y | A | Y |
| NOW | Killeen | 2 | 1.0 | Y | N | 1906 Cedarhill Unit A | \$750 | \$750 | Y | N | Y | 1 | Y | Y | Y |
| NOW | Killeen | 2 | 1.0 | Y | N | 1906 Cedarhill Unit D | \$750 | \$750 | Y | N | Y | 1 | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 2002 Amethyst Drive | \$1,550 | \$1,550 | Y | Y | Y | 2 | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 2101 Us Grant | \$1,395 | \$1,395 | Y | N | Y | 2 | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 2108 Carousel | \$1,025 | \$1,025 | N | N | Y | 2 | Y | Y | Y |
| NOW | Killeen | 3 | 2.5 | N | N | 2109 MLK Jr Blvd Unit B | \$1,475 | \$1,475 | A | N | Y | 1 | Y | Y | Y |
| NOW | Killeen | 2 | 1.0 | Y | N | 2203 Cascade Unit A | \$775 | \$775 | Y | N | Y | N | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 2204 Wright Way Unit A | \$1,025 | \$1,025 | Y | N | Y | 1 | Y | Y | N |
| NOW | Killeen | 4 | 2.0 | N | N | 2509 Big Leaf | \$1,495 | \$1,495 | D | N | Y | 2 | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 2702 Hezekiah Dr. | \$1,595 | \$1,595 | N | N | Y | 2 | Y | Y | Y |
| NOW | Killeen | 3 | 1.5 | N | N | 2803 Cantabrian Unit A | \$875 | \$875 | Y | N | Y | N | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 3103 Thoroughbred Dr | \$1,295 | \$1,295 | Y | N | Y | 2 | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 3218 Cantabrian | \$1,175 | \$1,175 | Y | N | Y | N | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 3302 Toledo Unit A | \$1,075 | \$1,075 | Y | N | Y | 1 | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 3307 Toledo Unit A | \$875 | \$875 | S | N | Y | N | Y | A | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 3307 Toledo Unit C | \$875 | \$875 | S | N | Y | N | Y | A | Y |
| NOW | Killeen | 4 | 3.0 | N | N | 3406 Cricklewood Dr. | \$1,995 | \$1,995 | Y | Y | Y | 2 | Y | Y | Y |
| NOW | Killeen | 2 | 1.5 | N | N | 3513 Malibu Unit B | \$825 | \$825 | N | N | Y | N | Y | A | Y |
| NOW | Killeen | 5 | 2.5 | N | Y | 3620 Aubree Katherine Dr | \$2,300 | \$2,300 | N | N | Y | 2 | Y | Y | Y |
| NOW | Killeen | 2 | 1.5 | N | N | 3808 Charolais Dr. Unit C | \$795 | \$795 | S | N | Y | N | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 3903 Llano Estacado Ct | \$1,675 | \$1,675 | A | Y | Y | 2 | Y | Y | Y |
| NOW | Killeen | 2 | 1.5 | N | N | 4102 Water St Unit B | \$875 | \$875 | Y | N | Y | 1 | Y | Y | N |
| NOW | Killeen | 2 | 1.5 | N | N | 4107 Gus Dr Unit C | \$725 | \$725 | Y | N | Y | N | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | N | 4301 Cambridge Unit A | \$1,225 | \$1,225 | N | N | Y | 1 | Y | Y | Y |
| NOW | Killeen | 4 | 2.0 | N | N | 4309 Jake Spoon | \$1,495 | \$1,495 | N | N | Y | 2 | Y | Y | N |
| NOW | Killeen | 2 | 1.5 | N | N | 4410 Jeff Scott Unit B | \$945 | \$945 | N | N | Y | N | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 4411 July Unit B | \$1,195 | \$1,195 | A | N | Y | 1 | Y | Y | N |
| NOW | Killeen | 2 | 1.5 | N | N | 4504 Lago Cir Unit B | \$995 | \$995 | Y | N | Y | 1 | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 4704 Pennington Avenue Unit B | \$1,175 | \$1,175 | N | N | Y | 1 | Y | Y | Y |
| NOW | Killeen | 4 | 3.0 | N | N | 4707 Golden Gate | \$1,995 | \$1,995 | Y | N | Y | 2 | Y | Y | Y |
| NOW | Killeen | 2 | 1.0 | N | N | 4804 Cedarhill Cir Unit C | \$795 | \$795 | N | N | Y | N | Y | A | Y |
| NOW | Killeen | 3 | 2.5 | N | N | 5003 White Rose Dr | \$1,675 | \$1,675 | Y | N | Y | 1 | Y | Y | Y |
| NOW | Killeen | 2 | 1.0 | N | N | 504 Esther Circle Unit D | \$745 | \$745 | N | N | Y | N | Y | Y | Y |
| NOW | Killeen | 3 | 2.5 | N | N | 507 Tooter St | \$2,395 | \$2,395 | S/D | Y | Y | 3 | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 5102 Bridle Dr | \$1,295 | \$1,350 | Y | N | Y | 2 | Y | Y | N |
| NOW | Killeen | 3 | 2.5 | N | N | 5215 Rose Garden Loop | \$1,795 | \$1,795 | N | N | Y | 1 | Y | A | Y |
| NOW | Killeen | 3 | 2.5 | N | N | 5217 Rose Garden Loop | \$1,795 | \$1,795 | N | N | Y | 1 | Y | A | Y |
| NOW | Killeen | 3 | 2.5 | N | N | 5221 Rose Garden Loop | \$1,795 | \$1,795 | N | N | Y | 1 | Y | A | Y |
| NOW | Killeen | 4 | 2.5 | N | Y | 5308 Birmingham Cir | \$1,775 | \$1,775 | Y | N | Y | Y | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 5309 Lyra Drive | \$1,295 | \$1,295 | Y | N | Y | 2 | Y | Y | N |
| NOW | Killeen | 4 | 2.0 | N | N | 5407 Lauren Lea | \$1,650 | \$1,650 | Y | N | Y | 2 | Y | Y | N |
| NOW | Killeen | 2 | 1.0 | N | N | 5804 Greengate Unit A | \$775 | \$775 | Y | N | Y | N | Y | Y | N |
| NOW | Killeen | 2 | 1.0 | N | N | 5804 Greengate Unit C | \$775 | \$775 | Y | N | Y | N | Y | Y | N |
| NOW | Killeen | 3 | 2.0 | N | Y | 617 Bishop Dr. | \$1,295 | \$1,295 | S | N | Y | N | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 6512 Temora Lp Unit A | \$1,225 | \$1,225 | Y | N | Y | 1 | Y | A | Y |
| NOW | Killeen | 3 | 1.0 | N | N | 802 Jefferies Ave | \$895 | \$895 | A | N | Y | N | Y | N | Y |
| NOW | Killeen | 3 | 2.0 | N | Y | 804 Jefferies | \$1,150 | \$1,150 | S | N | Y | N | Y | Y | Y |
| NOW | Killeen | 3 | 2.5 | N | N | 805 Dred Roger Circle | \$2,395 | \$2,395 | S/D | Y | Y | 2 | Y | Y | Y |
| NOW | Killeen | 3 | 2.0 | N | N | 904 McDaniel Circle Unit B | \$1,295 | \$1,295 | N | N | Y | 2 | Y | Y | N |

These Properties Are Available to View Today

JWC VACANCY LIST- PROPERTIES AVAILABLE NOW

| | | | | | | | | | | | | | | | |
|------------------|------------|---|-----|---|---|-------------------------|---------|---------|---|---|---|---|---|---|---|
| NOW | Cove | 2 | 1.0 | N | N | 103 Truman Ave W Unit 9 | \$699 | \$699 | N | N | Y | N | Y | Y | Y |
| NOW | Nolanville | 2 | 2.5 | N | N | 138 Ryan Unit B | \$1,095 | \$1,095 | N | N | Y | N | Y | Y | N |
| TOTAL: 86 | | | | | | | | | | | | | | | |

These Properties Are Available to View Today