

~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 1-6-2025**



# 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](mailto: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  
105 W. Reagan #48-\$675  
105 W. Reagan #43-\$675  
103 W. Truman #9-\$699  
103 W. Truman #8-\$800  
1306 Jacqueline St-\$625  
1306 Jacqueline St-\$625

### 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	Y
NOW	Cove	2	1.0	N	N	103 Truman Ave W Unit 9	\$699	\$699	N	N	Y	N	Y	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	Y
NOW	Cove	2	1.0	N	N	105 Reagan Ave W Unit 48	\$675	\$675	N	N	Y	N	Y	N	Y	Y
NOW	Cove	1	1.0	N	N	1134 Hwy 190 W	\$495	\$495	A	N	Y	N	Y	N	N	N
NOW	Cove	3	2.5	N	N	1401 Lubbock Dr.	\$1,775	\$1,775	N	N	Y	2	Y	Y	Y	Y
NOW	Cove	2	1.5	N	N	310 Creek Unit C	\$825	\$825	N	N	Y	N	Y	A	Y	Y
NOW	Cove	4	2.0	N	N	3414 Lucas St	\$1,675	\$1,675	Y	N	Y	2	Y	Y	N	N
NOW	Cove	4	2.0	N	Y	511 9th Street S.	\$1,450	\$1,450	Y	N	Y	N	Y	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	Y
NOW	Cove	2	1.0	N	N	601 N. Main St Unit H	\$699	\$699	N	N	Y	N	Y	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	N
NOW	Cove	2	1.0	N	N	810 N. 5th St Unit B	\$795	\$795	N	N	Y	N	Y	Y	N	N
NOW	Cove	2	1.0	Y	N	903 Main St. N. Unit C	\$675	\$675	Y	N	Y	N	Y	N	Y	Y
NOW	Heights	3	2.0	N	N	1629 Yuma Trail Unit A	\$1,225	\$1,225	Y	N	Y	1	Y	Y	N	N
NOW	Heights	2	1.5	Y	N	205 Mockingbird Unit B	\$925	\$925	Y	N	Y	1	Y	Y	Y	Y
NOW	Heights	2	1.0	N	N	912 Travis Unit A	\$895	\$895	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	2	1.0	Y	N	1101 Eastside Unit A	\$850	\$850	N	N	Y	N	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1128 Chippendale	\$1,295	\$1,295	N	N	Y	2	Y	Y	N	N
NOW	Killeen	3	2.0	N	Y	1201 Duval Dr	\$1,250	\$1,250	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	2	2.0	N	N	1209 Wales Dr Unit A	\$900	\$900	S/D	N	Y	N	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1300 Grandon	\$1,495	\$1,495	N	N	Y	2	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1302 Edgefield	\$1,295	\$1,295	Y	N	Y	2	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1302 Nicholas Cir Unit B	\$1,250	\$1,250	Y	N	Y	1	Y	Y	N	N
NOW	Killeen	2	1.0	N	N	1304 Dugger Unit D	\$670	\$670	N	N	Y	N	Y	Y	N	N
NOW	Killeen	1	1.0	N	N	1306 Jacqueline St	\$595	\$595	S/D	N	Y	N	Y	N	Y	Y
NOW	Killeen	3	2.0	N	N	1407 Dugger Unit B	\$925	\$925	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1510 Leader	\$1,250	\$1,250	N	N	Y	1	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1600 Dugger Cr Unit C	\$895	\$895	N	N	Y	N	Y	Y	N	N
NOW	Killeen	2	1.0	N	N	1608 Duncan Ave	\$695	\$695	S/D	N	Y	1	Y	Y	N	N
NOW	Killeen	2	1.0	N	N	1702 Benttree Dr Unit B	\$745	\$745	S	N	Y	N	Y	Y	Y	Y
NOW	Killeen	2	1.0	N	N	1704 Alamo Ave	\$995	\$995	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	2	1.0	N	N	1709 Spring Rose Unit A	\$775	\$775	Y	N	Y	N	Y	A	Y	Y
NOW	Killeen	2	1.0	N	N	1709 Spring Rose Unit C	\$775	\$775	Y	N	Y	N	Y	A	Y	Y
NOW	Killeen	3	2.0	N	N	1805 Galaxy	\$1,295	\$1,295	Y	N	Y	2	Y	Y	N	N
NOW	Killeen	2	1.0	Y	N	1906 Cedarhill Unit A	\$750	\$750	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	2	1.0	Y	N	1906 Cedarhill Unit D	\$750	\$750	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	2002 Amethyst Drive	\$1,550	\$1,550	Y	Y	Y	2	Y	Y	N	N
NOW	Killeen	3	2.0	N	N	2101 Us Grant	\$1,395	\$1,395	Y	N	Y	2	Y	Y	N	N
NOW	Killeen	2	1.0	Y	N	2203 Cascade Unit A	\$775	\$775	Y	N	Y	N	Y	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	N
NOW	Killeen	4	2.0	N	N	2509 Big Leaf	\$1,495	\$1,495	D	N	Y	2	Y	Y	N	N
NOW	Killeen	3	2.0	N	N	2702 Hezekiah Dr.	\$1,595	\$1,595	N	N	Y	2	Y	Y	Y	Y
NOW	Killeen	3	1.5	N	N	2803 Cantabrian Unit A	\$875	\$875	Y	N	Y	N	Y	Y	N	N
NOW	Killeen	3	2.0	N	N	3103 Thoroughbred Dr	\$1,295	\$1,295	Y	N	Y	2	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	3218 Cantabrian	\$1,175	\$1,175	Y	N	Y	N	Y	Y	N	N
NOW	Killeen	3	2.0	N	N	3302 Toledo Unit A	\$1,075	\$1,075	Y	N	Y	1	Y	Y	N	N
NOW	Killeen	3	2.0	N	N	3307 Toledo Unit A	\$875	\$875	S	N	Y	N	Y	A	Y	Y
NOW	Killeen	3	2.0	N	N	3307 Toledo Unit C	\$875	\$875	S	N	Y	N	Y	A	Y	Y
NOW	Killeen	4	3.0	N	N	3406 Cricklewood Dr.	\$1,995	\$1,995	Y	Y	Y	2	Y	Y	Y	Y
NOW	Killeen	2	1.5	N	N	3513 Malibu Unit B	\$825	\$825	N	N	Y	N	Y	A	Y	Y
NOW	Killeen	3	2.0	N	N	3903 Llano Estacado Ct	\$1,675	\$1,675	A	Y	Y	2	Y	Y	Y	Y
NOW	Killeen	2	1.5	N	N	4107 Gus Dr Unit C	\$725	\$725	Y	N	Y	N	Y	Y	N	N
NOW	Killeen	2	1.5	N	N	4410 Jeff Scott Unit B	\$945	\$945	N	N	Y	N	Y	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	N
NOW	Killeen	4	3.0	N	N	4707 Golden Gate	\$1,995	\$1,995	Y	N	Y	2	Y	Y	Y	Y
NOW	Killeen	2	1.0	N	N	4804 Cedarhill Cir Unit C	\$775	\$775	N	N	Y	N	Y	A	Y	Y
NOW	Killeen	3	2.5	N	N	5003 White Rose Dr	\$1,675	\$1,675	Y	N	Y	1	Y	Y	Y	Y
NOW	Killeen	2	1.0	N	N	504 Esther Circle Unit D	\$745	\$745	N	N	Y	N	Y	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	Y
NOW	Killeen	3	2.5	N	N	5215 Rose Garden Loop	\$1,795	\$1,795	S	N	Y	1	Y	A	Y	Y
NOW	Killeen	3	2.5	N	N	5217 Rose Garden Loop	\$1,795	\$1,795	S	N	Y	1	Y	A	Y	Y
NOW	Killeen	3	2.5	N	N	5221 Rose Garden Loop	\$1,795	\$1,795	S	N	Y	1	Y	A	Y	Y
NOW	Killeen	4	2.0	N	N	5407 Lauren Lea	\$1,650	\$1,650	Y	N	Y	2	Y	Y	N	N
NOW	Killeen	2	2.0	N	N	5606 Aquarius Drive Unit A	\$1,225	\$1,225	N	N	Y	1	Y	Y	Y	Y
NOW	Killeen	2	1.0	N	N	5804 Greengate Unit A	\$775	\$775	Y	N	Y	N	Y	Y	N	N
NOW	Killeen	2	1.0	N	N	5804 Greengate Unit C	\$775	\$775	Y	N	Y	N	Y	Y	N	N
NOW	Killeen	3	2.0	N	Y	617 Bishop Dr.	\$1,295	\$1,295	S	N	Y	N	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	6212 Temora Lp Unit A	\$1,350	\$1,350	Y	N	Y	2	Y	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	Y
NOW	Killeen	3	2.0	N	Y	804 Jefferies	\$1,150	\$1,150	S	N	Y	N	Y	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	Y
NOW	Killeen	3	2.0	N	N	904 McDaniel Circle Unit B	\$1,295	\$1,295	N	N	Y	2	Y	Y	N	N
NOW	Nolanville	2	2.5	N	N	138 Ryan Unit B	\$1,095	\$1,095	N	N	Y	N	Y	Y	N	N
<b>Total: 75</b>																

\*\*\*These Properties Are Available to View Today\*\*\*