

~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 02/04/2025



# JWC PROPERTY MANAGEMENT

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

Phone: (254) 526-5921 Fax: (254) 526-6951 Email: [mgr@jwcrentals.com](mailto:mgr@jwcrentals.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

COVE

KILLEEN

## TWO-WEEKS FREE RENT

KILLEEN

3307 Toledo #C-\$850  
1306 Jacqueline St-\$575

COPPERAS COVE

601 N. Main #H(HUD)-\$699  
601 N. Main #I(HUD)-\$699  
105 W. Reagan #48-\$675  
407 W. Ave D-\$795  
103 W. Truman #9-\$699  
103 W. Truman #8-\$699  
202 W. Truman #C-\$795  
202 W. Truman #D-\$850

Kempner

n/a

Nolanville

n/a

HEIGHTS

n/a

## ONE MONTH FREE RENT

## FIRST MONTH (prorate) FREE

KILLEEN

Copperas Cove

n/a

COPPERAS COVE

n/a

KILLEEN

n/a

## ADDITIONAL MOVE IN SPECIALS

5407 Lauren Lea-\$1,625 Month  
of February Free

# \*\*\*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	\$699	\$699	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 48	\$675	\$675	N	N	Y	N	Y	N	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	\$1,595	\$1,595	Y	N	Y	2	Y	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	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	Y	N
NOW	Cove	2	1.0	N	N	810 N. 5th St Unit B	\$775	\$775	N	N	Y	N	Y	Y	N	N
NOW	Cove	2	1.0	Y	N	903 Main St N. Unit A	\$820	\$820	Y	N	Y	N	Y	N	Y	Y
NOW	Cove	3	2.0	N	N	919 Randa st	\$1,250	\$1,250	Y	N	Y	2	Y	Y	Y	N
NOW	Heights	2	1.0	N	N	912 Travis Unit A	\$875	\$875	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	1	1.0	Y	N	106 W Hoover St Unit 6	\$600	\$600	Y	N	Y	N	Y	N	Y	Y
NOW	Killeen	2	1.0	Y	N	1101 Eastside Unit A	\$845	\$845	N	N	Y	N	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1128 Chippendale	\$1,195	\$1,195	N	N	Y	2	Y	Y	N	N
NOW	Killeen	3	2.0	N	Y	1202 Alta Mira	\$1,250	\$1,250	Y	N	Y	2	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1300 Grandon	\$1,295	\$1,295	N	N	Y	2	Y	Y	Y	Y
NOW	Killeen	4	2.0	N	N	1302 Trailboss Dr	\$1,595	\$1,595	Y	N	Y	2	Y	Y	Y	N
NOW	Killeen	1	1.0	N	N	1306 Jacqueline St	\$575	\$575	S/D	N	Y	N	Y	N	Y	Y
NOW	Killeen	3	2.0	N	N	1326 Jefferis Ave	\$1,175	\$1,175	Y	N	Y	1	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1407 Dugger Unit B	\$895	\$895	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1507 N. 8th St. Unit 3	\$795	\$1,100	N	N	N	N	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1600 Dugger Cr Unit C	\$875	\$875	N	N	Y	N	Y	Y	Y	N
NOW	Killeen	2	1.5	N	N	1607 Dugger Cir Unit A	\$795	\$825	S	N	Y	N	Y	Y	Y	Y
NOW	Killeen	2	1.0	N	N	1608 Duncan Ave	\$695	\$695	S/D	N	Y	1	Y	Y	Y	N
NOW	Killeen	2	1.0	N	N	1702 Bentree Dr Unit B	\$725	\$725	S	N	Y	N	Y	Y	Y	Y
NOW	Killeen	2	1.0	N	N	1704 Alamo Ave	\$895	\$895	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	2	1.0	N	N	1709 Spring Rose Unit A	\$725	\$725	Y	N	Y	N	Y	A	Y	Y
NOW	Killeen	2	1.0	N	N	1709 Spring Rose Unit C	\$725	\$725	Y	N	Y	N	Y	A	Y	Y
NOW	Killeen	3	2.0	N	N	1712 Leisha Dr	\$1,250	\$1,250	Y	N	Y	2	Y	Y	N	N
NOW	Killeen	2	1.0	Y	N	1906 Cedarhill Unit A	\$725	\$725	Y	N	Y	N	Y	Y	Y	Y
NOW	Killeen	4	3.0	N	N	207 Cobblestone Dr.	\$1,895	\$1,895	N	N	Y	2	Y	Y	Y	N
NOW	Killeen	2	2.0	N	N	2219 Wheeler Ave Unit A	\$1,095	\$1,095	N	N	Y	C	Y	Y	N	N
NOW	Killeen	3	2.0	N	N	2503 Armadillo Drive	\$1,895	\$1,895	Y	Y	Y	2	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	2702 Hezekiah Dr.	\$1,525	\$1,525	N	N	Y	2	Y	Y	Y	Y
NOW	Killeen	3	1.5	N	N	2803 Cantabrian Unit A	\$815	\$815	Y	N	Y	N	Y	Y	N	N
NOW	Killeen	3	2.0	N	N	2807 Edgefield Unit A	\$1,250	\$1,250	Y	N	Y	1	Y	Y	Y	N
NOW	Killeen	3	2.0	N	N	3307 Toledo Unit C	\$850	\$850	S	N	Y	N	Y	A	Y	Y
NOW	Killeen	4	3.0	N	N	3406 Cricklewood Dr.	\$1,895	\$1,895	Y	Y	Y	2	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	N	3412 Cantabrian Dr Unit B	\$850	\$850	S	N	Y	N	Y	Y	N	N
NOW	Killeen	3	2.0	N	N	3901 Edgefield Dr Unit B	\$1,200	\$1,200	Y	N	Y	1	Y	Y	Y	N
NOW	Killeen	3	2.0	N	N	410 Medina Drive	\$1,600	\$1,600	N	Y	Y	2	Y	A	Y	Y
NOW	Killeen	2	1.5	N	N	4101 Terri Linn Unit A	\$950	\$950	C	N	Y	N	Y	Y	N	N
NOW	Killeen	4	2.0	N	N	4303 Fawn Dr	\$1,595	\$1,595	N	N	Y	2	Y	Y	Y	N
NOW	Killeen	4	2.0	N	N	4309 Hank Dr	\$1,475	\$1,475	N	N	Y	2	Y	Y	Y	Y
NOW	Killeen	2	1.5	N	N	4410 Jeff Scott Unit B	\$875	\$875	N	N	Y	N	Y	Y	Y	Y
NOW	Killeen	2	1.0	Y	N	4502 Chase Unit A	\$595	\$595	S	N	Y	N	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	2	1.0	N	N	504 Esther Circle Unit D	\$695	\$695	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	4	2.0	N	N	5407 Lauren Lea	\$1,625	\$1,625	Y	N	Y	2	Y	Y	Y	N
NOW	Killeen	2	1.0	N	N	5704 Redstone Unit A	\$725	\$775	C	N	Y	N	Y	A	Y	Y
NOW	Killeen	2	1.0	N	N	5804 Greengate Unit A	\$695	\$695	Y	N	Y	N	Y	Y	N	N
NOW	Killeen	2	1.0	N	N	5804 Greengate Unit C	\$695	\$695	Y	N	Y	N	Y	Y	N	N
NOW	Killeen	3	2.0	N	N	6010 Sally Ride Lane	\$1,695	\$1,695	S	N	Y	2	Y	Y	Y	Y
NOW	Killeen	3	2.0	N	Y	617 Bishop Dr.	\$975	\$975	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	\$1,175	\$1,175	Y	N	Y	1	Y	A	Y	Y
NOW	Killeen	3	2.0	N	N	774 Llewelyn Ln	\$1,525	\$1,525	N	N	Y	2	N	Y	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	\$1,195	\$1,195	N	N	Y	2	Y	Y	Y	N
NOW	Nolanville	2	2.5	N	N	138 Ryan Unit B	\$895	\$895	N	N	Y	N	Y	Y	Y	N
NOW	Nolanville	3	2.0	N	N	202 Wayne Drive	\$2,195	\$2,195	S	N	Y	3	Y	Y	Y	Y
<b>TOTAL: 66</b>																

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