

~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.JIMWRIGHTCOMPANY.COM](http://WWW.JIMWRIGHTCOMPANY.COM)**

## **~JWC RENTAL LISTINGS ~**



Welcome :-)

~Thank You for joining us Today~

**UPDATED 4-7-2025**



# 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\***  
**\$65 Application Fee for the first applicant, \$65 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

n/a

## TWO-WEEKS FREE RENT

KILLEEN

COPPERAS COVE

Kempner

Nolanville

HEIGHTS

6212 Temora Lp #A-\$1,295

601 N. Main #H(HUD)-\$685  
601 N. Main #D (HUD) -\$685  
601 N. Main #I(HUD)-\$685  
407 W. Ave D-\$750  
103 W. Truman #8-\$685  
202 W. Truman #C-\$775  
202 W. Truman #D-\$775  
105 W. Reagan #49-\$785  
105 W. Reagan #46-\$675

n/a

n/a

n/a

## ONE MONTH FREE RENT

## FIRST MONTH (prorate) FREE

KILLEEN

COPPERAS COVE

KILLEEN

n/a

Copperas Cove

n/a

n/a

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	\$685	\$699	N	N	Y	N	Y	Y	Y	
NOW	Cove	2	1.0	N	N	105 Jason Unit A	\$795	\$795	Y	N	Y	1	Y	Y	N	
NOW	Cove	2	1.0	N	N	105 Reagan Ave W Unit 46	\$675	\$795	N	N	Y	N	Y	N	Y	
NOW	Cove	2	1.0	N	N	105 Reagan W Unit 49	\$785	\$795	N	N	Y	N	Y	N	N	
NOW	Cove	2	1.0	N	N	105 Truman Ave W Unit D	\$795	\$825	N	N	Y	N	Y	Y	N	
NOW	Cove	2	1.0	N	N	202 Truman Ave W. Unit C	\$775	\$795	N	N	Y	N	Y	Y	N	
NOW	Cove	2	1.0	N	N	202 Truman Ave W. Unit D	\$775	\$850	N	N	Y	N	Y	Y	N	
NOW	Cove	2	1.0	N	N	204 Ave F W. Unit B	\$780	\$825	N	N	Y	2	Y	Y	N	
NOW	Cove	2	1.0	N	N	206 Sorrell Unit B	\$795	\$825	Y	N	Y	1	Y	A	Y	
NOW	Cove	2	1.5	N	N	310 Creek Unit C	\$825	\$875	N	N	Y	N	Y	A	Y	
NOW	Cove	3	2.0	N	N	3101 Yaupon Unit A	\$1,250	\$1,250	Y	N	Y	1	Y	Y	Y	
NOW	Cove	2	1.5	N	N	312 Creek Unit B	\$825	\$875	N	N	Y	N	Y	A	Y	
NOW	Cove	2	1.0	N	N	407 Ave D W	\$750	\$775	N	N	Y	N	Y	Y	N	
NOW	Cove	2	1.0	N	N	507 Hackberry St Unit 28	\$675	\$750	N	N	Y	N	Y	N	Y	
NOW	Cove	2	1.0	N	N	601 Main St N. Unit D	\$685	\$699	N	N	Y	N	Y	Y	Y	
NOW	Cove	2	1.0	N	N	601 Main St N. Unit I	\$685	\$699	N	N	Y	N	Y	Y	Y	
NOW	Cove	2	1.0	N	N	601 N. Main St Unit H	\$685	\$699	N	N	Y	N	Y	Y	Y	
NOW	Cove	3	1.0	N	N	805 North 2nd	\$850	\$850	Y	N	Y	N	Y	Y	N	
NOW	Cove	2	1.0	Y	N	903 Main St N. Unit A	\$810	\$820	Y	N	Y	N	Y	N	Y	
NOW	Cove	2	1.0	N	N	911 Dryden Unit B	\$825	\$825	Y	N	Y	N	Y	Y	N	
NOW	Cove	3	2.0	N	N	919 Randa st	\$1,250	\$1,250	Y	N	Y	2	Y	Y	N	
NOW	Heights	2	1.5	N	N	1614 Inca Unit A	\$950	\$950	Y	N	Y	N	Y	Y	N	
NOW	Killeen	2	2.0	N	N	1003 Eastside Unit B	\$950	\$950	Y	N	Y	N	Y	Y	Y	
NOW	Killeen	3	1.0	N	Y	1009 Alexander St	\$1,050	\$1,050	S/D	N	Y	N	Y	Y	Y	
NOW	Killeen	1	1.0	Y	N	106 W Hoover St Unit 3	\$510	\$600	Y	N	Y	N	Y	N	Y	
NOW	Killeen	2	1.0	Y	N	1101 Eastside Unit A	\$795	\$825	N	N	Y	N	Y	Y	Y	
NOW	Killeen	3	2.0	N	N	1103 Carlsberg Unit A	\$1,495	\$1,500	S/D	N	Y	1	Y	Y	N	
NOW	Killeen	3	2.0	N	N	1206 Edgefield	\$1,325	\$1,325	S/D	N	Y	2	Y	Y	N	
NOW	Killeen	2	1.5	N	N	1212 Industrial Unit B	\$850	\$895	Y	N	Y	N	Y	Y	N	
NOW	Killeen	3	1.0	N	N	1303 Chico Court	\$1,025	\$1,150	Y	N	Y	N	Y	Y	N	
NOW	Killeen	3	2.0	N	N	1405 Cinch Dr Unit A	\$1,195	\$1,225	N	N	Y	1	Y	Y	N	
NOW	Killeen	2	1.5	N	N	1607 Dugger Cir Unit A	\$950	\$1,000	S	N	Y	N	Y	A	Y	
NOW	Killeen	2	1.5	N	N	1607 Dugger Cir Unit B	\$950	\$1,000	S	N	Y	N	Y	A	Y	
NOW	Killeen	2	1.0	N	N	1702 Bentree Dr Unit B	\$710	\$725	S	N	Y	N	Y	Y	Y	
NOW	Killeen	2	1.0	N	Y	1801 Alamo Ave	\$750	\$850	S/D	N	Y	N	Y	Y	Y	
NOW	Killeen	2	1.0	N	N	1809 E Rancier Unit 1	\$750	\$750	N	N	Y	N	Y	N	N	
NOW	Killeen	3	1.0	N	N	1809 E Rancier Unit 2	\$850	\$850	N	N	Y	N	Y	N	N	
NOW	Killeen	2	1.0	N	N	1818 Poage Ave	\$745	\$775	Y	N	Y	C	Y	Y	N	
NOW	Killeen	2	1.0	N	N	1905 Windward Unit B	\$975	\$995	Y	N	Y	N	Y	Y	Y	
NOW	Killeen	3	2.0	N	N	2401 Hemlock	\$1,195	\$1,195	Y	N	Y	1	Y	Y	N	
NOW	Killeen	2	1.0	N	N	2403 Shoemaker Dr Unit A	\$745	\$750	Y	N	Y	N	Y	Y	Y	
NOW	Killeen	2	1.0	N	N	2409 Shoemaker Unit B	\$795	\$895	Y	N	Y	N	Y	Y	Y	
NOW	Killeen	3	2.0	N	N	2503 Armadillo Drive	\$1,725	\$1,800	Y	Y	Y	2	Y	Y	Y	
NOW	Killeen	2	1.0	N	N	2606 Lago	\$1,175	\$1,225	Y	N	Y	1	Y	Y	N	
NOW	Killeen	2	1.5	N	N	2814 Cantabrian Unit C	\$925	\$925	S	N	Y	N	Y	Y	N	
NOW	Killeen	3	2.0	N	N	3013 Levy Lane	\$1,525	\$1,595	D	N	Y	2	Y	Y	Y	
NOW	Killeen	4	2.0	N	N	308 Viola Drive	\$1,850	\$1,850	S	N	Y	2	Y	Y	Y	
NOW	Killeen	2	1.5	N	N	313 Deloris Dr.	\$995	\$1,025	Y	N	Y	1	Y	Y	N	
NOW	Killeen	4	2.0	N	Y	3210 Cantabrian Dr	\$1,375	\$1,375	Y	N	Y	N	Y	Y	Y	
NOW	Killeen	3	2.0	N	N	3906 Lone Oak	\$1,595	\$1,625	N	N	Y	2	Y	Y	Y	
NOW	Killeen	2	1.5	N	Y	4101 Water St Unit A	\$925	\$995	Y	Y	Y	1	Y	Y	Y	
NOW	Killeen	2	1.5	N	N	4201 July Dr Unit B	\$995	\$995	N	N	Y	N	Y	Y	N	
NOW	Killeen	2	1.0	N	Y	4205 Water St Unit A	\$925	\$925	Y	Y	Y	1	Y	Y	Y	
NOW	Killeen	2	1.0	N	N	4300 Mattie Dr. Unit C	\$825	\$825	Y	N	Y	N	Y	Y	N	
NOW	Killeen	4	2.0	N	N	4303 Fawn Dr	\$1,575	\$1,595	N	N	Y	2	Y	Y	N	
NOW	Killeen	2	1.5	N	N	4402 Mattie Dr Unit B	\$850	\$895	N	N	Y	N	Y	Y	N	
NOW	Killeen	2	1.0	N	N	4804 Cedarhill Cir Unit C	\$740	\$750	N	N	Y	N	Y	A	Y	
NOW	Killeen	3	2.5	N	N	507 Tooter St	\$2,400	\$2,400	S/D	Y	Y	3	Y	Y	Y	
NOW	Killeen	3	2.0	N	N	5206 Holster Dr	\$1,625	\$1,625	N	N	Y	2	Y	Y	Y	
NOW	Killeen	4	2.0	N	N	5305 Rimes Ranch Drive	\$1,850	\$1,850	S/D	N	Y	2	Y	Y	Y	
NOW	Killeen	3	2.0	N	N	6212 Temora Lp Unit A	\$1,295	\$1,350	Y	N	Y	2	Y	Y	Y	
NOW	Killeen	4	2.5	N	N	6802 McGregor Loop	\$2,400	\$2,500	N	N	Y	2	Y	Y	Y	
NOW	Killeen	3	2.0	N	N	774 Llewelyn Ln	\$1,475	\$1,525	N	N	Y	2	N	Y	Y	
NOW	Killeen	3	1.0	N	Y	801 Evergreen Dr	\$995	\$1,150	Y	N	Y	1	Y	Y	N	
NOW	Killeen	3	2.5	N	N	805 Dred Roger Circle	\$2,400	\$2,400	S/D	Y	Y	2	Y	Y	Y	
NOW	Killeen	3	2.0	N	N	904 McDaniel Circle Unit B	\$1,175	\$1,195	N	N	Y	2	Y	Y	N	
NOW	Killeen	3	2.0	N	N	9621 Malkier Drive	\$1,850	\$1,850	Y	N	Y	2	Y	Y	Y	
NOW	Nolanville	3	2.0	N	N	202 Wayne Drive	\$1,850	\$1,900	S	N	Y	3	Y	Y	Y	
NOW	Nolanville	3	2.0	N	N	320 Cedar Ridge Dr Unit A	\$1,175	\$1,195	Y	N	Y	1	Y	Y	N	
<b>TOTAL: 70</b>																

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