

~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

Website: WWW.JIMWRIGHTCOMPANY.COM

~JWC RENTAL LISTINGS ~



Welcome :-)

~Thank You for joining us Today~

UPDATED 5-29-2025



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

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

KILLEEN

N/A

COVE

N/A

KILLEEN

N/A

1/2 OFF FIRST MONTHS (prorate) RENT

TWO-WEEKS FREE RENT

KILLEEN

1809 E. Rancier #1-\$750
1809 E. Rancier #2-\$850
1407 Dugger #B-\$895

COPPERAS COVE

601 N. Main #H(HUD)-\$680
601 N. Main #I(HUD)-\$680
407 W. Ave D-\$725
409 W. Ave D-\$725
103 W. Truman #8-\$685
105 W. Reagan #46-\$670
105 W. Reagan #49-\$785
103 w. Truman #6-\$680

Kempner

N/A

Nolanville

N/A

HEIGHTS

N/A

ONE MONTH FREE RENT

KILLEEN

N/A

Copperas Cove

N/A

FIRST MONTH (prorate) FREE

COPPERAS COVE

N/A

KILLEEN

N/A

ADDITIONAL MOVE IN SPECIALS

n/a

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 6	\$680	\$700	N	N	Y	N	Y	Y	Y
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 Reagan Ave W Unit 46	\$670	\$675	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	\$775	\$775	N	N	Y	N	Y	Y	N
NOW	Cove	1	1.0	N	N	207 Ave A Unit B W.	\$675	\$875	Y	N	Y	N	Y	N	N
NOW	Cove	2	1.5	N	N	310 Creek Unit C	\$825	\$875	N	N	Y	N	Y	A	Y
NOW	Cove	2	1.0	N	N	407 W. Ave D	\$725	\$775	N	N	Y	N	Y	Y	N
NOW	Cove	2	1.0	N	N	409 W. Ave D	\$725	\$775	N	N	Y	N	Y	Y	N
NOW	Cove	2	1.0	N	N	507 Hackberry St Unit 28	\$645	\$650	N	N	Y	N	Y	N	Y
NOW	Cove	2	1.0	N	N	601 Main St N. Unit H	\$680	\$699	N	N	Y	N	Y	Y	Y
NOW	Cove	2	1.0	N	N	601 Main St N. Unit I	\$680	\$699	N	N	Y	N	Y	Y	Y
NOW	Cove	2	1.0	Y	N	903 Main St N. Unit A	\$775	\$795	Y	N	Y	N	Y	N	Y
NOW	Cove	2	1.0	Y	N	903 Main St. N. Unit E	\$775	\$795	Y	N	Y	N	Y	N	Y
NOW	Cove	2	1.0	N	N	911 Dryden Unit B	\$740	\$800	Y	N	Y	N	Y	Y	N
NOW	Heights	3	2.0	N	Y	808 Danny Ct	\$1,695	\$1,800	Y	N	Y	2	Y	Y	Y
NOW	Killeen	1	1.0	Y	N	106 W Hoover St Unit 5	\$550	\$600	Y	N	Y	N	Y	N	Y
NOW	Killeen	2	1.0	Y	N	1101 Eastside Unit A	\$750	\$795	N	N	Y	N	Y	Y	Y
NOW	Killeen	2	1.0	N	Y	1102 Stewart	\$795	\$895	Y	N	Y	N	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1201 Fox Creek	\$1,295	\$1,350	N	N	Y	2	Y	Y	N
NOW	Killeen	3	2.0	N	N	1207 Elyse Dr	\$1,075	\$1,100	Y	N	Y	N	Y	Y	N
NOW	Killeen	3	1.0	N	Y	1214 Valentine	\$1,095	\$1,100	Y	N	Y	1	Y	Y	Y
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	1407 Dugger Unit B	\$895	\$995	Y	N	Y	N	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1507 N. 8th St. Unit 4	\$725	\$1,100	N	N	N	N	Y	Y	Y
NOW	Killeen	3	2.0	N	N	1507 N. 8th St. Unit 7	\$725	\$1,100	N	N	N	N	Y	Y	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 Benttree Dr Unit A	\$725	\$745	S	N	Y	N	Y	Y	Y
NOW	Killeen	2	1.0	N	N	1709 Spring Rose Unit B	\$600	\$775	Y	N	Y	N	Y	A	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	3	2.0	N	N	1815 Gautier Ave	\$1,295	\$1,350	Y	N	Y	2	Y	Y	N
NOW	Killeen	2	1.0	N	N	2003 Windward Dr Unit B	\$825	\$925	D	N	Y	N	Y	Y	N
NOW	Killeen	3	2.5	N	N	2201 Martin Luther King Jr Blvd Unit B	\$1,525	\$1,525	A	N	Y	1	Y	Y	Y
NOW	Killeen	1	1.0	N	Y	2204 Poage Unit A	\$575	\$595	Y	N	Y	N	Y	N	Y
NOW	Killeen	3	2.0	N	N	2209 Fieldstone	\$1,295	\$1,400	Y	N	Y	2	Y	Y	N
NOW	Killeen	3	2.0	N	Y	2607 Poage	\$1,350	\$1,450	Y	N	Y	2	Y	Y	Y
NOW	Killeen	2	1.5	N	N	2803 Cantabrian Unit B	\$795	\$895	Y	N	Y	N	Y	Y	N
NOW	Killeen	2	1.5	N	N	2814 Cantabrian Unit C	\$850	\$925	S	N	Y	N	Y	Y	N
NOW	Killeen	3	2.0	N	N	3013 Levy Lane	\$1,475	\$1,595	D	N	Y	2	Y	Y	Y
NOW	Killeen	3	2.0	N	N	3302 Toledo Unit B	\$1,025	\$1,100	Y	N	Y	1	Y	Y	N
NOW	Killeen	3	2.0	N	N	3306 Lineage Unit B	\$1,395	\$1,395	N	N	Y	1	Y	Y	Y
NOW	Killeen	3	2.0	N	N	3412 Cantabrian Dr Unit C	\$895	\$950	S	N	Y	N	Y	Y	N
NOW	Killeen	3	2.0	N	N	3807 Woodrow Dr. Unit A	\$995	\$995	N	N	Y	N	Y	Y	N
NOW	Killeen	3	1.5	N	N	3807 Woodrow Dr. Unit D	\$950	\$995	N	N	Y	N	Y	Y	N
NOW	Killeen	2	1.5	N	N	3808 Charolais Dr. Unit A	\$895	\$925	S	N	Y	N	Y	Y	N
NOW	Killeen	2	1.5	N	N	4006 Gus Unit B	\$795	\$795	S	N	Y	N	Y	Y	N
NOW	Killeen	2	1.5	N	N	4201 July Dr Unit B	\$895	\$925	N	N	Y	N	Y	Y	N
NOW	Killeen	3	1.5	N	N	4300 Mattie Dr Unit A	\$895	\$950	Y	N	Y	N	Y	Y	N
NOW	Killeen	3	1.5	N	N	4300 Mattie Dr. Unit D	\$895	\$950	Y	N	Y	N	Y	Y	N
NOW	Killeen	4	2.0	N	N	4303 Fawn Dr	\$1,550	\$1,595	N	N	Y	2	Y	Y	N
NOW	Killeen	2	1.5	N	N	4402 Mattie Dr Unit B	\$825	\$895	N	N	Y	N	Y	Y	N
NOW	Killeen	2	1.5	N	N	4410 Jeff Scott Unit C	\$925	\$995	N	N	Y	N	Y	Y	Y
NOW	Killeen	3	2.0	N	N	4500 Deek Unit A	\$895	\$925	Y	N	Y	N	Y	Y	N
NOW	Killeen	2	1.0	N	N	5802 Greengate Unit A	\$745	\$775	Y	N	Y	N	Y	Y	N
NOW	Killeen	3	2.0	N	N	601 Sutton Dr	\$1,325	\$1,325	Y	N	Y	2	Y	Y	N
NOW	Killeen	3	2.5	N	N	6504 Griffith Loop	\$1,850	\$1,950	S/D	N	Y	2	Y	Y	Y
NOW	Killeen	4	2.0	N	N	7607 Melanite Drive	\$2,000	\$2,100	Y	N	Y	2	Y	Y	Y
NOW	Killeen	3	2.0	N	N	914 McDaniel Cir Unit A	\$1,200	\$1,225	N	N	Y	2	Y	Y	N
NOW	Killeen	4	3.0	N	N	9611 Murandy Drive	\$2,300	\$2,300	Y	N	Y	2	Y	Y	Y
TOTAL: 61															

These Properties Are Available to View Today