**Adam Eglin, Realtor® | Level Realty Partners, LLC**
754-310-0223 · adamatlevelrealty@gmail.com · adameglinre.com

# 2416 SE 2nd St #1

Pompano Beach, FL 33062 · MLS #A12110302 · Rental fact sheet

Corner unit in a triplex east of US-1 with a private entrance, a private yard and parking for two or more cars. Quartz counters and impact-rated doors. On-site laundry. Under a mile to the beach, per the listing remarks.

Scan to view & apply

## The home

| | |
|---|---|
| Rent | $2,500/mo |
| Type | Residential rental, triplex unit (corner) |
| Bedrooms | 2 |
| Bathrooms | 2 |
| Interior | 720 SF |
| Year built | 1957 |
| Furnished | Unfurnished (no furniture) |
| Cooling / heating | Central |
| Appliances | *Ask agent* |
| Finishes | Quartz counters, impact-rated doors |

## Lease terms

| | |
|---|---|
| Available | Now |
| Lease term | 12 months |
| Security deposit | One month's rent |
| Move-in funds | First month's rent and security deposit (one month's rent) due at lease signing. Housing voucher holders: move-in amounts follow the housing authority's approval |
| Renter's insurance | Required before move-in and throughout the lease |
| HOA / association approval | None |

## Included / not included in rent

| | |
|---|---|
| Included in rent | Water, sewer, trash, yard maintenance |
| Tenant pays | Electric, internet, cable |

## Parking, laundry & outdoor

| | |
|---|---|
| Parking | 2+ cars |
| Laundry | On-site laundry |
| Outdoor | Private yard and patio |
| Entrance | Private |

## Tenant requirements

| | |
|---|---|
| Application | One application per household. Every adult 18+ is listed with name, mobile phone and email. Each adult 18+ completes their own background and credit screening |
| Photo ID | Current government-issued photo ID for each adult 18+ (upload with the application or we will follow up) |
| Income documents | For each adult with income: two most recent pay stubs, OR 2 months of bank statements, and/or a letter of employment. Adults with no income may mark no income. If using a housing voucher, please upload a copy of your voucher. If you don't have it handy, we'll follow up with you to get it. |
| References | 2 required (name, relationship, phone and email) |
| Background & credit check | $30.79 per adult, through SafeRent Solutions (MyRental), paid directly to SafeRent after initial review. Non-refundable. No fee is paid to the landlord |
| Income | Verifiable gross household income of at least 2.5x the tenant's share of the rent. For housing voucher holders, this applies only to the tenant portion; the voucher payment counts toward income |
| Sources of income | All lawful sources of income considered, including housing vouchers and rental assistance |
| Credit | 670+ is a guideline, not an automatic cutoff. Lower or limited credit gets an individualized review, and applicants may provide other evidence, such as on-time rent and bill payments or a housing voucher |
| Rental history | Reviewed individually. Past evictions are not an automatic denial; applicants may explain the circumstances |
| Criminal history | No blanket bans. Only convictions are considered, through an individualized review of the nature, severity and age of the offense and any evidence of rehabilitation; applicants may provide context |
| Authorization | Credit, income, rental-history and background screening required. |
| Pets | No pets. Assistance animals (service and support animals) are considered as a reasonable accommodation under the Fair Housing Act; no pet deposit or fee applies to them |

Apply online: adameglinre.com/listing/2416-se-2nd-st-1#apply. Source: Miami MLS. "Ask agent" items are not listed in MLS. Information deemed reliable but not guaranteed.

**Equal Housing Opportunity.** We follow the federal Fair Housing Act, the Florida Fair Housing Act and the Broward County Human Rights Act, and do not discriminate based on any protected class, including source of income (housing vouchers welcome). Criteria are applied the same way to every applicant. If you need a reasonable accommodation or modification to apply, contact Adam at 754-310-0223.