AVAILABLE FOR LEASE

611A Kimlin Drive
GLENDALE CA 91206



2 Bedroom | 1 Bath | Approx 716 sf

$2,675 Monthly Rent | $4,000 Security Deposit

Tired of apartment living? Enjoy the privacy of single-family living in this beautifully renovated detached home on a charming two-on-a-lot property in Glendale's desirable Woodbury and College Hills neighborhood. Renovated in 2025 and move-in ready, this light-filled home features a remodeled kitchen and bathroom, updated flooring, fresh paint, remote-controlled LED ceiling fans, wall air conditioning and heating, and over 700 square feet of comfortable living space.

Relax on the covered patio overlooking a spacious private backyard. Secure parking includes a one-car garage plus two additional gated driveway spaces.

Conveniently located just minutes from Eagle Rock, Pasadena, Montrose, La Cañada Flintridge, shopping, dining, parks, and easy access to the SR-2 and 134 Freeways.

Available for immediate occupancy. One pet up to 30 lbs will be considered.

Schedule your private showing today!







GENERAL RENTAL INFORMATION
Monthly Rent: $2,675
Security Deposit: $4,000
Total move-in Amount: $6,675 (by cashier's checks)
Move-in/Lease Start Date: ASAP… It's move-in ready!
Minimum Lease Term: 12 months
Payments to/Managed by: Rental Property Owner (ZELLE Payments)
Included Appliances: Gas Range Oven & Refrigerator
Utilities: Tenant pays all (Owner provides gardener & common area security cams)
Parking: 1-car garage and 2 driveway spaces
Storage: Within the residence and garage
Laundry: Hook-ups in Laundry Closet (Allows for a stackable setup)
**Pets are welcome: 30 lb max (*ALL PRIMARY APPLICANTS MUST COMPLETE A PET PROFILE* using the following link: 611A Kimlin Drive Petscreening The fee is $30 per pet.
NO CHARGE for those with ***NO PETS*** or who have a ***SERVICE ANIMAL or ESA***.)
NO SMOKING or ILLICIT DRUGS are allowed anywhere at the property.
Renter's Insurance: Required with minimum $100K coverage

RENTAL LEASING REQUIREMENTS
Monthly income: Twice the rent amount.
Credit Score & History: 700+ and a good track record of timely payments.
EVICTIONS, LEASE VIOLATIONS, COLLECTIONS or BANKRUPTCIES will negatively impact eligibility.
CERTAIN CONVICTIONS related to property crimes or violent offenses could disqualify applicants.
RENTAL AND EMPLOYMENT HISTORY/REFERENCES WILL NEED TO BE VERIFIED FROM UNBIASED SOURCES: Please disclose if current landlord/employer is a friend or relative.
SECTION 8/Government assisted applicants are welcome
OCCUPANCY GUIDELINES: 2 per bedroom plus 1

***APPLICANTS must have previewed the property in person to apply.**
Please use this link to schedule your visit 611A Kimlin Drive Preview Request or text FRANCIS at 626-765-5307 with your name and availability.

EACH proposed occupant age 18 and above must complete an online application and screening through the following RENTSPREE link: 611A Kimlin Drive Online Application
The fee is $49.99 per applicant and is payable to RENTSPREE by credit card.

Applications and screening reports from other sources can be submitted for consideration and should be no older than 30 days and should include a credit report, criminal and eviction records.

SUPPORTING DOCUMENTS TO SUBMIT

1. **Proof of employment/income:** 2 MONTHS' most recent pay stubs plus 2 YEARS' most recent W2 Forms OR, if self-employed, 2 MONTHS' bank statements showing income deposits plus 2 YEARS' most recent income Tax filings (summary pages only).
2. **Proof of funds:** 2 MONTHS' most recent U.S. bank statements (ALL pages: hide/blot out account numbers. Total funds should show more than enough for the move-in costs and best with reserves)
3. **Proof of identity:** Copy of PHOTO ID - driver's license, state ID, or passport (Please NO Military ID Cards)
4. **Letter(s) of Recommendation** (Optional but recommended)

A BIO or letter of introduction is recommended. Include your lease start date, desired length of stay, and relevant details such as employment history, credit history, rental history, need for a guarantor, and any other information that may help evaluate your application.

Foreign nationals without a U.S. SSN or credit must show proof of income or U.S. bank funds. The owner may require six months' or full-term rent in advance.

Rental Property Owner (RPO) interview: A phone call, virtual meeting, or in-person interview may be requested.

Please upload supporting documents to RENTSPREE or email, preferably as one PDF file, to *FDRREALTY@GMAIL.COM*

Our leasing criteria adhere to California laws and comply fully with all applicable fair housing regulations. Rate amounts and other terms may be negotiable, so do not hesitate to ask.

THANK YOU for your interest.

FRANCIS RECALDE
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