



HOME FOR RENT
776 South Syndicate Street
Saint Paul, MN 55116



33rd Company, Inc. Property Management

www.33rdcompany.com

(651) 777-5500 rentals@33rdcompany.com

Property Overview:

Classic St Paul bungalow in a quiet neighborhood only 1 block from the Highland Nine Golf Course! This cozy home features a newly remodeled kitchen with light hardwood cabinets, stainless steel appliances, and glistening hardwood floors! The formal dining room is large and features a walk out patio door to the nicely decorated back yard. The main level features open spaces, bright colors, and many additional accents and built-ins that add character as well as function to this charmer. The main level offers two bedrooms and a full bath that completes this level.

The upper level features the large master suite bedroom complete with an oversized closet, large skylights and a contemporary bath with walk-in shower. The stained natural wood beams and open skylights provide that classic charm in the main bedroom area. The lower level offers a 4th bedroom, laundry, and large storage and utility room.

Near schools, shopping, and more! Just off of I-35E for an easy commute to any Twin Cities location.

Property Information:

Property Type: Single Family Home
 Year Built: 1938
 Bedroom(s): 4
 Bath(s): 3 (1-full, 2 3/4)
 Garage Stall(s): 1 Car Detached
 Fireplace(s): 0
 Finished Square Footage: 1,875
 School District: 625 - St. Paul-651-632-3701
 Pet Policy: ONLY dogs
 \$500 Per Pet Deposit
 Smoking: NO
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Included Appliances: Refrigerator, Stove, Dishwasher, W/D, AC-Central,
 Security System available for use at additional cost.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Upper Level	Dimension	Lower level	Dimension
Living Room	21 x 12	Bedroom 3	12 x 18	Bedroom 4	12 x 10
Dining Room	14 x 10	Bath (Master)	Full	Office	12 x 9
Kitchen	12 x 10	Closet	W/I	Bath	LL
Bedroom 1	12 x 10				
Bedroom 2	12 x 9				



Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.



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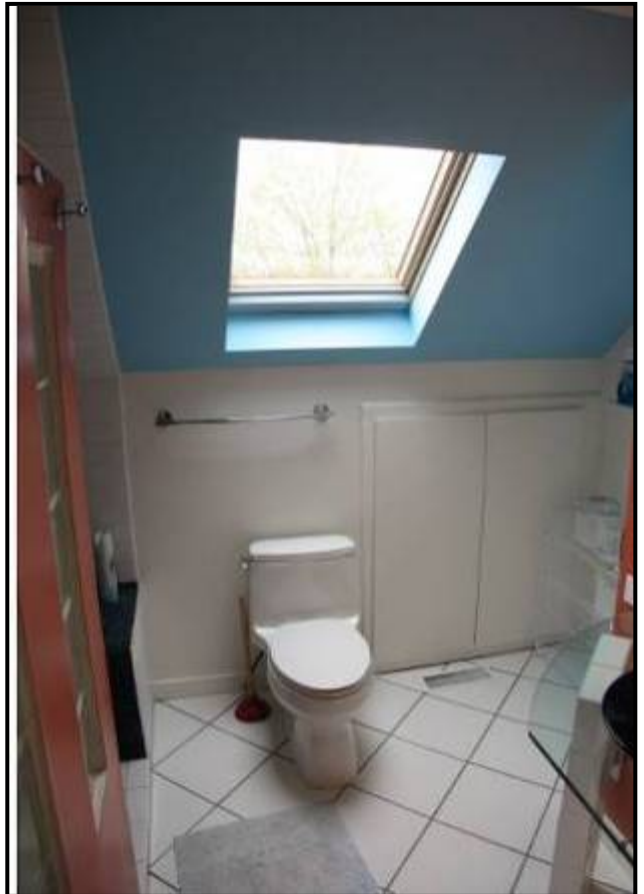
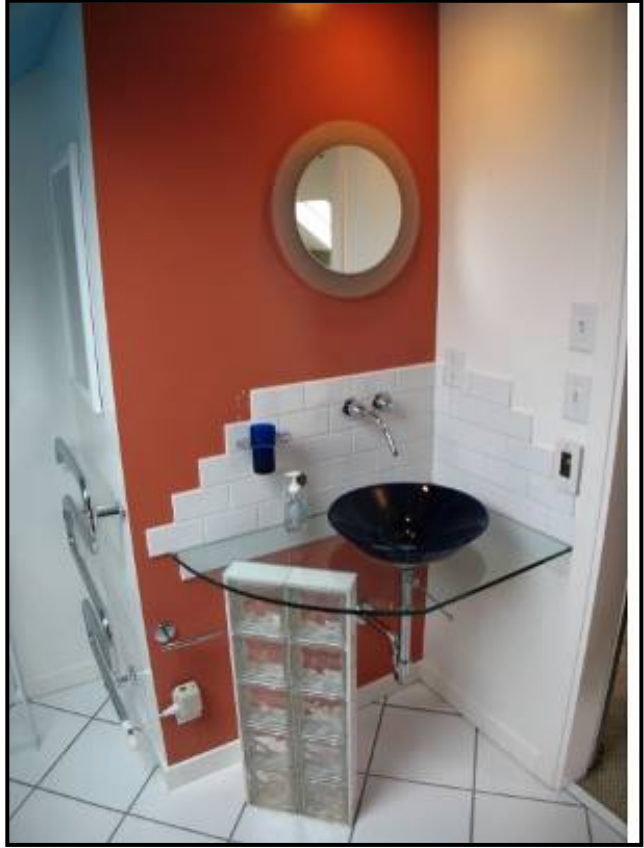















33rd Company Property Management is committed to making your search for a new rental home as friendly and convenient as possible!

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Our professionally managed rental homes consistently are some of the best values in the twin cities area. Our homes are always spick-and-span when you take possession. We regularly schedule upgrades, and repairs, so that your home is always in working order. We also provide a detailed community rental booklet with each property that offers utility hook-up numbers, referrals for discounted Trash services and cable, community information, and emergency contact information for maintenance issues. We aggressively respond to your needs to ensure that your home is enjoyable. Our proactive management helps residents enjoy their homes, reduces turnover, and allows us to consistently provide the best rental values in the twin cities area.

Once you find the home meeting your needs, you will submit a standard MHA rental Application for each adult (18 years and older) that will occupy the home, a Pre-Lease agreement, and a \$40.00 non-refundable application fee. All applications are processed using our consistent screening guidelines and will include criminal history check, credit history check, checking rental references and verifying income. Your rental application is processed in 1 to 2 days. We are committed to the letter and spirit of the United States Fair Housing policy for the achievement of equal housing opportunity throughout the nation.

Upon approval of your application it will be necessary for you to pay the first month's rent upon signing the Lease. The security deposit is due on the day you move into the property. You will have an opportunity to complete a walk-thru inspection on your move-in day to note any discrepancies, which can be corrected, and/or documented on your move-in sheet. We do not charge residents on move-out for any damage except that beyond normal wear & tear.



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33rd Company provides Property Management services and manages and leases residential properties in the greater Twin Cities Minneapolis and St. Paul metropolitan area including: Minneapolis, St. Paul, Afton, Andover, Apple Valley, Bayport, Blaine, Brooklyn Center, Brooklyn Park, Burnsville, Carver, Champlin, Chanhassen, Bloomington, Circle Pines, Columbia Heights, Coon Rapids, Cottage Grove, Crystal, Eagan, Eden Prairie, Edina, Excelsior, Falcon Heights, Farmington, Forest Lake, Fridley, Golden Valley, Hastings, Hopkins, Hudson, Hugo, Inver Grove Heights, Lakeland, Lake Elmo, Lakeville, Lino Lakes, Little Canada, Maple Grove, Maplewood, Mendota, Minnetonka, New Brighton, New Hope, Newport, North Oaks, North St. Paul, Oakdale, Oak Park Heights, Plymouth, Prior Lake, Richfield, Robbinsdale, Rochester, Rosemount, Roseville, Savage, Shakopee, Shoreview, Shorewood, South St. Paul, Spring Lake Park, Spring Park, St Anthony, St. Louis Park, St. Paul Park, Stillwater, Vadnais Heights, Wayzata, West St. Paul, White Bear Lake, and Woodbury. We represent owners of residential rental properties, and provide rental management, leasing, rental referrals, and also structure rent to own and lease option programs that benefit owners and renters.