



Benita Norman
Warrior Realty of Virginia LLC
Richmond, VA
benita@warriorrealty.com
Selling the American dream

Agent Long

3707 Vanhorn Ct, Chester, VA 23831, Chesterfield County

MLS: **CVR**



MLS#: **2510178** Status: **Active** Monthly Rent: **\$2,545**
Cat: **Rentals** Area: **52** Exp OnMkt Dte:
Type: **House** Cn/Cty: **Chesterfield**
SubType:
Address: **3707 Vanhorn CT** Unit #:
PO: **Chester** State: **VA** Zip: **23831**
Acres: **0.32**
[Listing Information](#)
Bdrms: **4** Tot Bth: **2.0** Fin SF +/-: **1,480**
[School Information](#) Occup Date: **05/01/2025**
Elm School: **Curtis** High School: **Thomas Dale**
Mid School: **Elizabeth Davis** Lease Terms: **Year**

Recent Change: 04/15/2025 : NEW Listing : I->ACT

Features

Parking: **Off Street** Heating: **Heat Pump**
Pool Y/N: **No** Cooling: **Central Air**
Flooring: **Laminate**
Current Internet: **Fiber** Internet Desc: **Fios**
Comm Amenities:
Appl/Equip: **Dishwasher, Microwave, Refrigerator, Stove, Oven**
Interior: **Countertops - Laminate, Dryer Hookup, Pantry, Walk-In Closet, Washer Hookup, Window Treatment**
Interior Description:
Exterior Description:
Rent Includes: **None**
Garage: **Yes**
Basement: **No** # FP: **1**
Fenced: **Yes**

General Information

PID: **790-66-14-23-100-000** Selection Criteria: **Yes**
Pets: **No** Provided YN:
Owner/Agent: **No**

Remarks/Disclaimer

Remarks: **Charming 4-Bedroom Rancher in Mineola Subdivision! Discover the perfect blend of comfort and convenience in this beautiful ranch-style home offering family room, dining area, kitchen with SS appliances, split floor plan, large and spacious master bedroom, ensuite and walk in closet, three additional bedrooms and guest bath. Beautifully landscaped with full porch, rear deck, fenced in rear yard and detached shed, single car garage. Nestled on a cul-de-sac lot, this home offers privacy while being centrally located near major highways for easy commuting. Move-in ready! Strict no pet policy/Non-SMOKING POLICY. Please visit www.normaninvestments.com for online rental application and instructions. Minimum income per applicant, \$76,350; min. credit score 625; solid rental history/income verification; credit/back ground checks. \$40 application fee per applicant over the age of 18. Property is managed by Norman Investments, LLC and agent is co-owner of PM company. ** Additional photos coming soon.****

Agent Only
Comments:

Fee Information

App Fee Per Applicant: **\$40** App Fee Description: **Credit/Background Checks**
Deposit: **\$2,545** Deposit Description: **Security Deposit**
Rental Insurance Required YN: **Yes**

Agent/Office Information

List Office: **Warrior Realty of Virginia LLC - (WRVA01)** (804) 730-4046 List Date: **04/15/2025**
List Agent: **Benita Norman - (56854)** (804) 339-6529 Pending Date:
Co-List Office:
Co-List Agent:
LA Email: **benita@warriorrealty.com** Expire Date: **04/30/2026**
DOM: **0**

Showing Instructions

Showing Instr 1:
Showing Instr 2: **No LB Use Online Showing Service**
Addl Show Instr:
Lockbox Y/N:
Sentry Serial LB #:

Lockbox Type:

[If you believe there is a violation on this listing, click here to report the problem.](#)

2510178

04/15/2025

Norman Investments, LLC PO Box 6, Gum Spring, Virginia 23065
(804) 339-6529 cell

benita@normaninvestments.com www.normaninvestments.com

<https://normaninvestments.petscreening.com/>

Applicant Instructions

Thank you for choosing one of our rentals. We take considerable amount of pleasure in providing quality housing to anyone that meets below qualifications. The management is committed to complying with all applicable laws including all Fair Housing Laws and prohibits discrimination based on race, color, national origin, religion, sex, familiar status, disability, age, sexual orientation, gender identity, or status as a student. Below is a list of minimum requirements and qualification that management utilizes to determine the eligibility of each applicant. The information below is provided to give an understanding of the qualifying procedure. All of the items below are necessary to assure the proper review of the application package. Warrior Realty of VA LLC is the exclusive agent and Norman Investments, LLC representative of the property owner and does not, in any respect, have any fiduciary or agency responsibilities to the applicant.

To apply online using a personal commuter visit: www.normaninvestments.com click **HOMES FOR RENT** choose the property click on **RENTAL APPLICATION**.

It is understood that the Premises are to be used as a residential dwelling to be occupied by none other than those persons listed in the application.

To apply on one of our properties you must have visited the property and have the showing agents contact information. This information will be requested during application process.

NOTE: There may be multiple applications registered for the property.

The Non-Refundable application fee is \$40.00 for each applicant over the age of 18 is required payable online at time of application by debit or credit card.

An application is required for each adult over the age of 18 regardless of whether or not they are employed and/or will be responsible for the lease.

1. **Employment History:** Current and/or previous employment for twelve (12) month is required.
2. **Income Requirements:** EACH Applicant(s) must earn two half (2.5) times the amount of the monthly rent must be uploaded into TenantReports.com.
3. **Income Verification:** Applicant(s) must supply management with written verification AND two current paycheck stubs, Bank Statements OR 2 current W-2's must be uploaded into TenantReports.com.
4. **Identification:** A copy of your current valid driver's license or state ID card is required with each applicant must be uploaded into TenantReports.com.
5. **Rental History:** Must have twenty-four (24) months verifiable and positive rental history. **NO eviction or eviction judgments. NO outstanding money owed to a landlord or Property Management company. Delinquent rental payments and/or failure to fulfill terms on prior lease are grounds for denial.**

6. **Credit Report:** a credit report will be obtained for all applicants with a min. 625 credit score. Negative credit information will be reviewed as to the age of the account, account type, and the negative debt (excluding student loans and medical). **Outstanding judgments or liens may not be accepted and if accepted will result in an additional deposit but no more than 2 times the rental amount or possible denial. Any "open" bankruptcy is an automatic denial. Bankruptcy discharges must be a minimum of twenty-four months (2) years.**
7. **Nationwide Criminal Background Check/Sex Offender:** A criminal/sex offender background check will be done on each applicant. Record of any felony, drug related, or violent criminal offenses, unlawful detainers or judgments will be grounds for denial.
8. **Guarantor:** First time renters, student and retired may utilize a guarantor. The guarantor income must be six (6) times their rent/mortgage and the application's rent amount combined.
9. **Property Hold:** If your application is accepted: **You must sign your lease within 72 HOURS and pay the Security Deposit by Certified Funds** of acceptance of your application. **First month's rent is at MOVE-IN by Certified Funds or Money Order.** If multiple applicants all applicants must sign the lease and pay the **Security Deposit by Certified Funds for the property to be held until move-in OR;**
10. Failure to sign the lease within 72 hours may result in us immediately moving on to the next application and withdrawing yours. The property will remain listed and will continue to show and be available to the next applicant.
11. **Utilities:** Proof of electric and or water/sewage will be required before move-in.
12. **Occupancy Limit:** The number of occupants per unit is limited to no more than 2 people per bedroom, unless local fire safety codes are more prohibitive.
13. **Renter Insurance: A minimum of \$100,000 property liability insurance is required within 30 days of move-in with Norman Investments, LLC listed as certificate holder.**
14. **Pet Restrictions:** Some of our rentals are pet friendly. Please check with the Property Manager before visiting the property. A \$450.00 Non-refundable pet fee weight limit varies by property. Monthly pet fee Canine \$45.00 and Up and Feline \$15.00-\$25.00 varies by property please confirm. Must sign and agree to our Pet Policy and Pet Agreement we do have Canine restrictions please visit www.normaninvestment.com for list, no exceptions.
15. **Broker Relationship/Consent Disclosure(s):** Please sign where indicated and upload with application failure to include with application will delay processing of your application until received.
16. **Residential Benefit Package:** Please sign where indicated and upload with application failure to include with application will delay processing of your application until received.
17. **Consent Form and Virginia Statement of Tenant Rights and Responsibilities under the Virginia Residential Landlord and Tenant Act as of July 1, 2024** Please complete/ sign where indicated and upload with application failure to include with application will delay processing of your application until received.

PROPERTY MANAGER: BENITA NORMAN IS A LICENSED REALTOR IN
VIRGINIA WITH WARRIOR REALTY OF VIRGINIA, LLC
4795-D Bethlehem Road, Richmond VA 23230
LIC#0225065167 – 56854- WRVA01 v.5.11.18

Broker Relationship Disclosure

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER/LANDLORD: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER/TENANT: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

X

Tenant

X

Tenant

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**CONSENT TO PERFORM CREDIT, BACKGROUND
AND REFERENCE CHECKS**

I, _____ & _____, (rental applicant), authorize and permit NORMAN INVESTMENTS, LLC to perform background checks and obtain information about me from credit reporting sources, current and previous landlords, personal and professional references, employers, banks and law enforcement agencies.

I also authorize and give permission to disclose any information requested about me to the rental owner or management company.

I further authorize and permit the rental owner or management company to obtain updated information annually and on future occasions for rental renewal consideration and for collection purposes should that be deemed necessary, if my application is accepted. If my application is not accepted this form is null & voided.

Rental Applicant (signature) _____

Date _____ Phone _____

Social Security Number _____

Rental Applicant (signature) _____

Date _____ Phone _____

Social Security Number _____

Resident Benefit Package:

Norman Investments, LLC Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature. By applying, Applicant agrees to be enrolled and to pay the applicable cost of \$40.00/month, payable with rent.

Your RBP may include, subject to property mechanicals or other limitations:

- HVAC air filter delivery directly to your door approximately every 90 days
- Renters Insurance that meets all lease requirements from an A-rated carrier
- Credit building to help boost your credit score with timely rent payments
- 24/7 online maintenance reporting
- Home buying assistance for when the time is right to buy your “forever” home
- Online portal: Access to your account, documents, communication and payment options
- Vetted vendor network: we find the technicians who are reputable, licensed, and insured

Renters Insurance requirements and options:

The Landlord requires Tenant obtain liability coverage of at least \$100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. Tenant is required to furnish Norman Investments, LLC evidence of the required insurance prior to occupancy,

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into a policy that satisfies the coverage requirements as part of the Resident Benefits Package at Carrier's current rate; or (2) obtain alternative liability coverage from an insurer of Tenant's choice. The option Tenant chooses will not affect whether Tenant's lease application is approved or the terms of Tenant's Lease.

Option 1: Do nothing. Tenant will be automatically enrolled into an insurance policy as part of the Resident Benefits Package. No further action is required. Coverage will begin on the effective date of Tenant's lease and continue throughout the lease term. **The Resident Benefits Package monthly rate will be adjusted by the premium amount in the policy.**

Option 2: Buy a policy. If Tenant prefers, Tenant may find, purchase, and maintain another policy that satisfies the Landlord's requirements. required insurance coverage: **minimum \$100,000 in property damage and legal liability**

Please be sure that your policy meets the following criteria prior to submitting:

- Policy is purchased from an A-rated carrier
- Policy meets or exceeds the required \$100,000 in property damage and legal liability
- Norman Investments, LLC is listed as additional interest and certificate holder
- Norman Investments, LLC Realty address is listed as: PO Box 6 Gum Spring VA 23065

It is Tenant's responsibility to pay premiums directly to your insurance provider. If the policy is terminated or lapses, Tenant will be subject to a lease violation fee of \$25 and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

I acknowledge and understand that should my application be approved, and once my lease is signed, I will be automatically enrolled in the RBP offered by Norman Investments, LLC, at a monthly rate of \$40. This fee is inclusive of the advertised rent rate of the property.

Please initial ONE Option. I choose Option: 1 or 2

NOTE: The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a lack of HVAC or another limitation at a specific property.

Adopted August 2021 by Norman Investments, LLC

Applicant


Date

Applicant

Date

MyAssurantPolicy

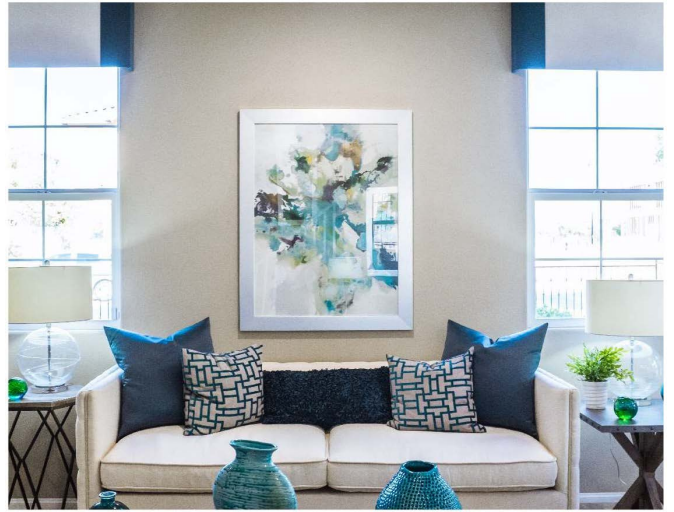
Renters Insurance Summary

Coverage Start Date	1st day of Rental
Your Liability	\$100,000
Your Belongings	\$20,000
Replacement Cost	 Included
Water Sewer Backup	Added
Fraud Expense Protection	Added
Deductible	\$500

EXAMPLE PURPOSES ONLY!

Residential Benefit Package (RBP)

Benefits so good, you may never want to leave.



We don't just want you to rent from us. We want you to stay with us. At Norman Investments, making you feel at home is everything. We created a benefits package that is sure to make you very happy the entire time you're here.

All of our residents receive the following benefits:



Filter Delivery Service

Changing filters is as easy as opening the front door. This service helps you save up to \$250/year and reduces the hassles of repairs.

\$40/monthly charge



Landscaping/Groundskeeping/Gutter cleaning

Landscaping. Resident ☒ is ☐ is not (check one) responsible for the upkeep of the yard including street sides and maintenance of the landscaping, including watering, mowing, weeding and clipping, mulching flower beds. Resident shall promptly advise Owner/Agent of any problems with the landscaping, including, but not limited to, dead grass, plants or tree limbs, insect infestations. Resident may not delegate the responsibilities of this paragraph to any person, including a contractor, without owner consent.



24/7 Maintenance Coordination

It always seems like things happen after hours. This makes reporting those pesky maintenance issues easy and fast by online portal by apartments.com



Home Buying Assistance

For those who want to move onto homeownership, we'll help you get there.



Online Portal

Access your documents and pay rent through our easy to use online portal.



Vetted Vendor Network

We may find the technicians, but you can feel safe knowing they're reputable, licensed, and insured for every job.



Credit Reporting

You'll love this. Every time you pay your rent on-time, we report it. That can boost your credit score.

By signing below you agree to the aforementioned charges

X _____

Tenant Signature

X _____

Property Manager Signature