

Homes for Rent - At/Under FMR (as of 04/22/24)											
Rent	Bed	Bath	Deposit	County	City	Address	Contact Info	Available	Notes	Listing Link	Date Added
1650	3	2		Amador	Ione	5645 Jackson Ct	Catto LLC (209) 273-8386		(209) 273-8386 Newly remodeled 3 bedroom, 2 bath. Fresh paint, new carpet and remodeled kitchen. The home has an open floor plan, a large master with walk-in closet and attached bath, the other two bedrooms are on the opposing side of the house with the guest bath. Includes parking spot, pavers in the back so minimal yard work. It is in an HOA, includes use to the clubhouse/pool. HOA fees is paid by owner. All utilities are to be paid by tenant. Tenant is responsible for yard maintenance. No smoking, no pets. One year lease. Credit check required. Owner pays HOA, renter is responsible for all utilities. Home does have access to a shared pool. One year lease, the house will be available 4/21/24.	https://www.trulia.com/home/5645-jackson-ct-ione-ca-95640-63069288?cid=shr%257Cwww_desktop%2577Crent%257Cpdp%253Aoverview%253Astic%257Ccopylink	4/17/2024
1700	3	2	2200	Amador	Pioneer	25669 Sugar Pine Dr	Amador County Property Management (209) 223-9900	NOW	This charming manufactured home offers single-level living with 3 bedrooms and 2 bathrooms. The kitchen features a gas range, refrigerator, and dishwasher, making meal prep a breeze. Cozy up by the wood stove on chilly evenings, or stay comfortable year-round with central heat and air conditioning. With a washer/dryer included, laundry day is convenient and easy. Pets are negotiable with an additional deposit. Tenants are responsible for all utilities: PG&E, Kamps propane, Amador Water Agency water, ACES waste. Tenants are also responsible for yard maintenance. Don't miss out on this fantastic opportunity to make this Pioneer Home your own!	https://amadorrentals.appfolio.com/listings/detail/c8a9be2c-2be1-4e2f-bf99-bb522f6f619e	4/15/2024
950	1	1		Amador	Pine Grove	20400 CA-88 Apartment Unit 1	(209) 257-9903	NOW	Oven, Refrigerator, Security System, Fenced Lot, Garages, Utilities Included, NO Pets Allowed	https://www.forrent.com/ca/pine-grove/20400-ca-88/xlc5dgm	4/6/2024
1500	3	1.5		Amador	Volcano	20360 Pine Dr W	Amador County Property Management (209) 223-9900		Private cabin located on a 3+ acre lot in upper Pioneer. Cozy 3 bedroom, 1.5 bathroom home with a 2 car garage & large deck. Pets are negotiable with an additional deposit. Tenant responsible to keep deck and drainage pipes clean. Tenant responsible for all utilities: PG&E and ACES waste. All electric home on a well and septic. Lease Term: 1 year	https://www.trulia.com/home/20360-pine-dr-w-volcano-ca-95689-18206626?cid=shr%257Cwww_desktop%2577Crent%257Cpdp%253Aoverview%253Astic%257Ccopylink	3/21/2024
1400	3	1	1400	Calaveras	Arnold	N/A	(530) 318-0722		Single family home, attached parking on-site, 962 sqft	https://www.trulia.com/home/address-not-disclosed-arnold-ca-95223-52444657?cid=shr%257Cwww_desktop%2577Crent%257Cpdp%253Aoverview%253Ahero%257Ccopylink	4/4/2024
1595	3	1	1795	Tuolumne	Sonora	A/61 N Shepherd St	(209) 533-9966		Large deck with amazing scenic view of downtown Sonora. Three bright bedrooms plus a bathroom all on one level. Open kitchen with dining area and living room FILLED with windows. Propane heat stove and swamp cooler for year round comfort. Includes stackable washer dryer and refrigerator. ~1400 sf. 1 space under carport for off street parking.	https://www.frontierone.com/rental/61-n-shepherd-st-a-sonora-ca/	4/22/2024
1100	2	1		Tuolumne	Mi Wuk Village	24948 CA-108	(209) 532-8147		This property has been completely redone inside... new paint, new double pane windows, new cabinetry, new fixtures, laminate flooring, new carpet, all walls and ceilings have been re-insulated and the deck has been completely rebuilt! Exterior paint coming in the spring!! Efficient new Kerosene heater, flat entry from Hwy 108... this property is a dream! Tenants pay a flat \$50/month which covers Water in addition to rent. Septic system limits occupants to a maximum of 3. 12 month lease. NO Smoking. No Pets	https://www.forrent.com/ca/mi-wuk-village/you-wont-believe-it/djbf6l	4/22/2024

1595	3	1	1795	Tuolumne	Sonora	15101 Tuolumne Road	tel:209-533-9966	<p>This three bedroom, one bath plus a den and storage Shed has wall propane heat and swamp cooler air conditioning. New carpet in the bedrooms and vinyl plank in the living room. The kitchen and bathroom have slate floors. The kitchen has Oven/stove, dishwasher and disposal. Washer/dryer hook-ups in the bathroom. Nice sized house on a large lot.</p> <p>To qualify for this home, you must have good, established credit, a steady source of verifiable taxable income and minimum 2 years good rental history (within the last 7 years) (living with or renting from relatives does not count) or prior home ownership. A one year minimum occupancy is required. Pets maybe negotiable with additional rent and deposit on a case by case bases. Smoking is not allowed in any of our units.</p> <p>TO QUALIFY FOR THIS RENTAL (WITH AN INCREASED DEPOSIT)-HOUSEHOLD MONTHLY GROSS INCOME MUST BE AT LEAST \$3,988.00, plus every person over 18 must meet all other qualifications above.</p> <p>TO QUALIFY FOR THIS RENTAL (WITH A STANDARD DEPOSIT)-HOUSEHOLD MONTHLY GROSS INCOME MUST BE AT LEAST \$4,785.00, plus every person over 18 must meet all other qualifications above.</p>	https://www.frontierone.com/rental/15101-tuolumne-rd-3-bd-1-ba-plus-den-and-storage-shed/	4/15/2024
1000	1	1	1000	Tuolumne	Sonora	Location is Cedar Ridge area near Bellevue Elementary School. All wheel drive or 4x4 is a necessity to access the driveway. Elevation is 3800 feet so we do get snow. There may be occasions if you work where you could be snowed in couple days.	04/01/2024	<p>This is a cute remodeled 1 bedroom 1 bath house sitting on top of hill with a scenic views. This home is one of 4 homes on 9 acres.</p> <p>Parking is located in front of home, there is no car port or garage, no laundry facilities available. A small indoor lap dog 10 pounds or less, and a cat will be considered at no extra charge. All heating and air is electric. There is no propane or fireplace. TV and internet is available by dish. The home has a refrigerator, stove, microwave, love seat, and small table if needed.</p> <p>Viewing of home is done once we receive this form back and is reviewed. Renters should obtain renters insurance policy with liability coverage or a stand alone policy is required for tenancy. Proof must be provided prior to occupancy of property.</p> <p>Garbage, septic, water is included in rent. Quiet, clean, non-smoking, and neighborly tenant is essential.</p> <p>If you are interested in the property, please email me at: [hidden information] For a form, there is no fee. Form must be submitted before you can view the home.</p> <p>Qualifications: 1. During viewing of the home, incomes need to be verified via pay stubs, tax returns or bank statements. 2. Verification of employment, current landlord.</p>	https://www.facebook.com/marketplace/item/939957147690665/	3/23/2024
811	2	1		Tuolumne	Columbia	10956 Green St		<p>Inviting setting ideal for a singlewide mobile home in Columbia Sky Estates. We are an age qualified community in a private setting off the beaten path, yet walking distance to the historic Columbia State Park town.</p>	https://www.facebook.com/marketplace/item/1353873565335702/	3/1/2024
950	1	1		Tuolumne	Sonora	107 Lyons St #6	FRONTIER PROPERTY MANAGEMENT (209) 583-3767	<p>Walking distance to everything downtown. This charming studio is an upstairs unit tucked behind two Victorian homes all on the same parcel. Private Screened porch. Located at the corner of Lyons and Barretta St. Newer carpet, a gas range, fridge, Electric heat, and window cooling. Parking available on site and next to your unit.</p> <p>Directions; Head southwest on Mono Way, continue straight onto S. Stewart St. Turn right at Lyons St. Entry to parking area is a little driveway between 107 and 121 Lyons St. If you pass it, you can turn on Dodge St. and park/walk around too. This unit is part of about 5 homes on one parcel and you will not immediately see it from the road.</p> <p>Household MONTHLY GROSS INCOME must be at least \$2,375.00 to qualify for this rental with additional deposit, \$2,850.00 for standard deposit.</p> <p>To qualify for this home, you must have established credit, a steady source of verifiable income and strong rental history (living with or renting from relatives does not count) or home ownership. A one year minimum occupancy is required. No pets. Smoking is not allowed in any of our units. This is a no smoking property</p>	https://www.trulia.com/home/107-lyons-st-6-sonora-ca-95370-2053198324?cid=shr%257Cwww_desktop%257Crent%257Cpdp%253Aoverview%253As_ticky%257Ccopylink	1/17/2024

Rooms for Rent											
Rent	Bed	Bath	Deposit	County	City	Address	Contact Info	Available	Notes	Listing Link	Date Added
920	1	1		Amador	Jackson	185 Placer Dr			\$920 + Utilities Kitchen and Living areas shared No smoking (designated area) Laundry room shared (scheduled times) Credit report/ renters' history/ Eviction Report/ Criminal Report	If you'd like to apply for the Community Garden Apartments, here is the link to the application: http://tenant.rentredi.com/ You'll need the shareable unit code: DOI-169	10/19/2023
1180	1	1		Tuolumne	Sonora	20230 Grouse Way	(209) 396-4603		Quail Hollow Apartments Air Conditioning, Balcony, Cable Ready, Dining Room, Dishwasher, Disposal, Family Room, Fireplace, Handrails, Heating, Kitchen, Linen Closet, Oven, Pantry, Patio,, Range, Refrigerator, Smoke Free, Storage Units, Tub/Shower, Vaulted Ceiling, Vinyl Flooring, Walk-In Closets, Window Coverings	https://www.forrent.com/ca/sonora/quail-hollow-apartments/k&wzmx	4/1/2024
950	1	1		Tuolumne	Twain Harte				Twain harte, Ca Two rooms for rent 950/m and 900/m +utilities evenly divided. 200 deposit 1st bd is 10.5x12 2nd bd is 10.5x10 Common bathroom Common area, living room. Shared kitchen Laundry room Pets welcome, must be kept after. Courteous to other roommates	https://www.facebook.com/marketplace/item/1066958554506035/	3/1/2024

House Sharing Possibilities - Above Fair Market Rent (Over Fair Market Value)											
Rent	Bed	Bath	Deposit	County	City	Address	Contact Info	Available	Notes	Listing Link	Date Added
1250	1	1	2500	Amador	lone	1016.5 W Marlette St #A	Rob (209) 304-1172		<p>Newly completed accessory dwelling unit in upstairs garage. Upstairs Studio Apartment 1 bed, 1 bath, secure entry, kitchen, closet space Utilities Paid By LANDLORD: All (Electricity, Water/Sewer, Garbage)Monthly Heating and Air conditioning, (washer and dryer not included), off-street parking, Minutes from Downtown, No smoking / No Pets, Must see* for right fit Background and Credit Check required Must have positive references from all landlords within the previous 5 years No evictions or unpaid judgments on record A minimum credit score of 600 with no collections Application Fee: Each person over 18 must apply through Zillow and pay their application fee Lease Term: 6 or 12 months (trial period of 1-3 months) Rent: \$1250 Security Deposit: \$2500 Security deposit and first month's rent are required before move-in. Rent payment is through Zillow.com only so a checking account, debit card, credit card, or prepaid card will be required.</p>	https://www.trulia.com/home/1016-5-w-marlette-st-a-ione-ca-95640-348311565?cid=shr%257Cwww_desktop%257Crent%257Cpdp%253Aoverview%253Ahero%257Ccopylink	4/22/2024
1395	2	1		Amador	Jackson	1520 S State Highway 49	Divine Properties (209) 372-3385		<p>This charming and completely remodeled 2 bdrm, 1 bthrm apartment sits in a gated storage facility right in Jackson. Water, sewer, garbage and internet included. This is a great community, desirable neighborhood and this property is a MUST SEE! Smoking or cultivating of tobacco or ANY other products are prohibited on the entire property. One small dog ONLY of the approved breed list. Tenant required to pay additional \$300 toward Security Deposit. Owner requires tenant to carry renter's insurance throughout tenancy. Cost depends on the value of tenants personal property. Base cost begins around \$120/year and can typically be paid monthly. Information for this listing is deemed to be reliable but not guaranteed and should be independently verified. The owner/agent is not making any warranties or representations concerning any of the details or availability. Listing details are subject to change without notice.</p>	https://www.trulia.com/home/1520-s-state-highway-49-jackson-ca-95642-2065515206?cid=shr%257Cwww_desktop%257Crent%257Cpdp%253Aoverview%253Aticky%257Ccopylink	4/9/2024
1150	1	1		Amador	Pollock Pines	5163 Adney Way #2	Leonor LLC (916) 587-8019		<p>Private Room for Rent in Pollock Pines. 3 BR/ 2 BA shared with two male roommates, currently occupying space. Community spaces are: laundry room, kitchen, family room & bathroom. The private room #2 is part of a 3 BR/ 2 BA home that is a spacious 1,440 square feet, that has recently been remodeled. Bedroom #2 measures 11'x 12' includes queen sized bed with memory foam mattress, side table w/ USB plugs, two lamps, large closet and armoire. Locking door, shared bathroom and community spaces.</p> <p>The home is fully furnished with electric reclining leather couch, 55" HDTV, stainless steel kitchen appliances, pots, pans, dishes, etc. Internet and utilities are included. Central heat, window unit ACs.</p> <p>Retreat to this spacious home on a private drive on a shared two acres bordering on forest land in Pollock Pines, CA. Only two miles from HWY 50, the home is secluded yet near amenities such as a 24-hour Safeway grocery store, gym, restaurants and more.</p> <p>Virtual Tour of the Home</p>	https://www.trulia.com/home/5163-adney-way-2-pollock-pines-ca-95726-2060601195?cid=shr%257Cwww_desktop%257Crent%257Cpdp%253Aoverview%253Ahero%257Ccopylink	4/6/2024
1100	1	1		Calaveras	San Andreas	606 Mountain Ranch Rd.	(209) 293-2225 Ext. 28		<p>Tenant occupied until 4/6/24, please do not disturb current occupant. Please not that marketing photos are not current.</p> <p>Water and sewer paid separately by tenant to management each month in addition to rent. Currently \$64.75 water and \$72.00 sewer.</p> <p>Common parking area serviced by a single driveway and includes one storage area (storage #3). All property storage areas are located under the front unit at street level. Tenant is responsible for yard area around home and 1/4 of parking area.</p>	https://www.maynardmanagement.com/listings/detail/0824c259-6969-4e6a-8082-b0bec50fc221	4/15/2024

1175	1	1		Calaveras	Valley Springs	6653 Garner Place Unit B	(209) 293-2225		Tenant occupied until 3/31/24, please do not disturb current occupants. Charming downstairs unit in over/under duplex. Rent includes water and electricity for a terrific value. Refrigerator, washing machine and propane dryer included without warranty. Sorry no pets please.	https://www.maynardmanagement.com/listings/detail/86516857-a2c7-4ee2-812b-f89bc1a230a7	4/15/2024
1450	2	1	1450	Calaveras	San Andreas	342 E Saint Charles St	online application		No Pets, Features Gas heating/ Cooling, Dish washer, disposal, microwave, refrigerator, ceiling fan	https://www.trulia.com/building/342-san-andreas-342-e-saint-charles-st-san-andreas-ca-95249-1002934243?cid=shr%257Cwww_desktop%257Crent%257Cpdp%253Aoverview%253Ahero%257Ccopylink	4/5/2024
1350	2	1		Calaveras	lone	4090 N. Camanche Parkway - 4	(209) 293-2225 Ext. 28	05/13/2024	Tenant occupied until 4/22/24, please do not disturb the current occupant. One year lease required. Internet options are limited in this area, Volcano, Hughes and Cal.net all provide levels of service but please verify offerings meet your needs prior to making a showing appointment. Please note marketing photos are not current. Beware of Craigslist ads using our property information! Go to our web page MaynardManagement.com for a complete list of our available properties.	https://www.maynardmanagement.com/listings/detail/a53cb406-ebc4-4ba6-9e0e-6dd11ff3975b	4/1/2024
1350	2	1		Mariposa	Coulterville	10337 Stockton St,	Classic Property Management-Mariposa (209) 966-2121		Now this home is the definition of being in the middle. Approximately 40 min to Merced, 50 min to Modesto, 35 min to Sonora, and 40 min to Mariposa. Great for the commuter! This is a very well-cared-for 2+bed,1 bath SFH on a very nice fenced lot just off of Hwy 49, near the intersection of Hwy 132. The third bedroom was converted into a large laundry room with space for a home office, workout room, or whatever you decide to call it. New split HVAC system with two units, new paint, upgraded finishes, an enclosed carport and a wonderful outside covered patio off of the kitchen This home is leased at \$1350.00 per month with an additional deposit. Non-smoking units and pets MUST be pre-approved. 1 yr lease	https://www.zillow.com/homedetails/10337-Stockton-St-Coulterville-CA-95311/19232640_zpid/	4/12/2024
1150	1	1	1350	Tuolumne	Sonora	B/61 N Shepherd	(209) 533-9966		Overlook downtown Sonora in this beautiful one bedroom, one bath Duplex. AMAZING VIEWS OF DOWNTOWN SONORA! Open concept, Tons of storage in walls of shelves and closets. Laminate Floors, Bright bedroom with two closets. Includes washer, dryer and refrigerator. Can park on right side of the carport. Wall propane heat and swamp cooler. Small deck outside to enjoy your morning coffee!	https://www.frontierone.com/rental/8481/	4/24/2024
1395	2	1	1595	Tuolumne	Sonora	38/91 Summit Ave	(209) 533-9966		Coming Soon! Available 3rd week in May. Currently tenant occupied. Recently remodeled, two bedroom one Bath apartment with Carport and enclosed storage room. POOL. Electric heat and AC. Coin Laundry on site. Garbage and sewer included. Room for parking one car in complex. All others street parking.	https://www.frontierone.com/rental/coming-soon-91-summit-ave-38-2-bed-1-bath-apartment-in-meyers-hill/	4/22/2024
1800	3	2	2250	Tuolumne	Sonora	17121 Salmon River Ct	(209) 586-3258	05/10/2024	This charming 3 bedroom, 2 bathroom residence boasts 853 sqft of comfortable living space. Nestled in the picturesque community of Crystal Falls, this rental offers serene surroundings and convenient access to local amenities. Qualifications for this home include established credit and a steady source of income however a bankruptcy, foreclosure or late medical bill(s) may be considered. A co-signer or additional deposit may be OK for those not meeting the minimum requirements. Pets are OK on a case-by-case basis, per our pet policy and with an additional deposit. . All premises are non-smoking premises.	https://www.apartments.com/17121-salmon-river-ct-sonora-ca/y1h3t4t/	4/14/2024
1475	2	1		Tuolumne	Sonora	440 S Washington St			2 bd/1 ba, washer/dryer, solid surface flooring, tiled kitchen/shower, off street parking, water/sewer/garbage included. No pets!!	https://www.facebook.com/marketplace/item/320312890747028/	3/1/2024