

# WELCOME!

## START LIVING AT LEGACY AT HIBISCUS PARK

USE THIS GUIDE TO CALCULATE YOUR MONTHLY TOTAL BY ADDING YOUR BASE RENT, ESSENTIALS, AND ANY CUSTOMIZED ADD-ONS.



### MOVE-IN FEES-ONE TIME (REQUIRED)

**APPLICATION FEE: \$125 PER APPLICANT**  
**ADMINISTRATIVE FEE: \$250 PER UNIT**

**SECURITY DEPOSIT: DEPENDS ON CREDIT SCREENING**

• **NORMAL**

\$175 NON-REFUNDABLE SURE BOND OR \$1,000 REFUNDABLE DEPOSIT

• **EXTRA**

\$350 NON-REFUNDABLE SURE BOND + \$250 REFUNDABLE DEPOSIT OR \$2,000 REFUNDABLE DEPOSIT

• **MAXIMUM**

\$525 NON-REFUNDABLE SURE BOND + \$500 REFUNDABLE DEPOSIT OR \$3,000 REFUNDABLE DEPOSIT

**NO SOCIAL SECURITY NUMBER**  
**2-MONTHS' RENT**

**COMMUNITY ACCESS & MAINTENANCE FEE:**  
**\$75.00 AT MOVE IN & RENEWAL**



### ESSENTIALS-MONTHLY (REQUIRED)

- **PEST CONTROL SERVICES: \$6 PER MONTH**
- **TRASH SERVICES: \$27 PER MONTH**
- **UTILITY-WATER/SEWER PER MONTH**



**RENTER'S INSURANCE IS REQUIRED WITH \$100,000 PERSONAL LIABILITY COVERAGE**

**FLORIDA POWER & LIGHT ACCOUNT IS REQUIRED PRIOR TO MOVE-IN**

**WATER BILL SETUP FEE OF \$75 ON 1<sup>ST</sup> WATER BILL AND DUE WITH MONTHLY RENT**

### WE ARE PET-FRIENDLY!



**UP TO 3 PETS PERMITTED-BREED RESTRICTIONS APPLY-75LB COMBINED WEIGHT LIMIT**

**ONE-TIME NON-REFUNDABLE PET FEES:**  
**\$400 1<sup>ST</sup> PET \$300 2<sup>ND</sup> PET \$200 3<sup>RD</sup> PET**

**PET RENT: \$35 PER PET/MONTH**



**APARTMENT HOME PREMIUMS**  
**GARAGES AVAILABLE:**  
**\$155 PER GARAGE/MONTH**



### INCOME REQUIREMENT

**GROSS INCOME MUST BE 3X MONTHLY RENT.**  
**CO-SIGNERS MUST BE 5X MONTHLY RENT.**

**PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.**

**LEASES SHORTER THAN 6 MONTHS (181 DAYS) WILL BE SUBJECT TO A 12% FL STATE TAX.**

### ADDITIONAL FEES (IF APPLICABLE)

- **TRANSFER FEE: \$750 PER OCCURRENCE**
- **LATE FEE: \$200 RENT + \$50 UTILITIES**
- **LEASE VIOLATION-TRASH: \$25 PER OCCURRENCE**
- **PET/ANIMAL LEASE VIOLATION: \$50 PER OCCURRENCE**
- **RENTERS INSURANCE (NON-COMPLIANCE): \$50 PER MONTH**
- **RETURNED PAYMENT FEE (NSF): \$75 PER OCCURRENCE**
- **TRASH CONTAINER REPLACEMENT: \$25 PER OCCURRENCE**
- **COMMON AREA/CLUBHOUSE RENTAL SPACE: VARIES PER OCCURRENCE**
- **EARLY LEASE TERMINATION/CANCELLATION: FEES PER LEASE AGREEMENT WHEN PROPER NOTICE IS GIVEN**
- **LEGAL/EVICTION FEES: VARIES PER OCCURRENCE**

**NO AIRBNB, VRBO, OR ANY OTHER HOSTING SITE IS PERMITTED IN THE COMMUNITY.**

(Effective Date-3-12-26)

