

COMMUNITY FEATURES

- Fully Equipped 24/7 Fitness Center
- Covered Rooftop Terrace with Panoramic Views
- Pet Friendly
- Down Town Location Moments Away From Restaurants, Retail, Parks, & More
- · Enclosed Pet Area
- Pet Washing Station
- Pool Side Kitchen/BBQ & Cozy Seating w/ Fire Table
- Professional Management & Maintenance
- Club Room Lounge
- Year-Round Pool & Spa
- Poolside Recreation Area
- Community Courtyard with Festival Lighting
- Controlled Access Building
- Climate-Controlled Storage Units Available
- 24/7 Package Lockers
- Reserved Covered Parking
- !Se Habla Espanol!
- RentPlus Credit Builder
- TheGuarantors Program
- Controlled Bike Room W/ Service Area
- Extra Storage
- Walking Distance to Shops & Fine Dining
- Close Proximity to Museums, Parks, & Golfing

APARTMENT FEATURES

- Ceiling Fan
- **High Ceilings**
- Open-Concept Kitchens
- Stainless-Steel Appliances
- **Oversized Granite Island Countertops**
- Premium Soft-Close Cabinets
- Spacious Walk-in Closets
- Plank Wood-Style Flooring
- Plush Carpet
- Washer/Dryer Included
- Oversized Patio with Ceiling Fan (Select Homes)
- High-Speed Fiber Optic Internet
- Central Air/Heat
- Short Term Lease Option Available

COMMUNITY **HIGHLIGHTS**



Studio -3 Bedrooms

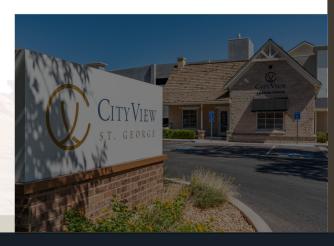


1-2 Bathrooms





469-1,390 SQ. FT.















TUDIOS



THE SPRINGS - 504 SF

Discover Your Perfect Fit

BEDROOMS



THE BRINGHAM - 737 SF



THE HERITAGE 765 SF



THE WOODWARD - 800 SF



THE DIXIE 976 SF

EDROOMS



THE MAIN - 1,019 SF



THE ELECTRIC - 1,133 SF

DROOM



THE BLUFF - 1,304 SF

*All renderings & square footages are approximations. Floor plan sizes & finishes may vary.















Living Made Simple: Your Guide to Pricing & Fees

FLOOR PLAN	SIZE (SQ. FT.)	MAX OCCUPANCY	RENTAL RATE (Rent Only)
STUDIO I 1 BATH	469-505 SF	2 OCCUPANTS	
1 BED I 1 BATH	737-976 SF	2 OCCUPANTS	
2 BED I 2 BATH	1,019-1,333 SQ. FT.	4 OCCUPANTS	
3 BED I 2 BATH	1,390 SQ. FT.	6 OCCUPANTS	

SPECIALS (IF APPLICABLE):

One-Time Fees:

APPLICATION FEE:	\$55/Applicant
ADMIN FEE (NON-REFUNDABLE):	\$299
SECURITY DEPOSIT (REFUNDABLE):	\$500 OAC
PET FEE (OPTIONAL):	\$600/Pet (\$200 Refundable, \$400 Non-Refundable)

Recurring Fees:

MOVE IN COST ESTIMATE:

SMART HOME PACKAGE:\$120/mo

Includes 1 GBPS Fiber Optic Internet & Smart Home Hardware & Software.

UTILITIES (BASED ON USAGE):

• Residents are responsible for setting up and maintaining electricity in their name to be paid directly to the service provider. Water, sewage, trash, CAM fees and pest control will be billed monthly in addition to rent. Rubs based on usage, sq. footage and total occupants. There is a \$25 one-time set up fee.

PET RENT (OPTIONAL):\$55/Mo/Pet

*See Breed Restrictions on website.

STORAGE (OPTIONAL): \$15-65/mo

RECURRING COST ESTIMATE:

Renter's Insurance & Resident Indemnity Program

Residents are required to maintain renter's insurance with a minimum liability of \$100,000 in liability coverage. Otherwise, residents will be automatically enrolled in our Resident Indemnity Program, which provides building coverage for \$15 per month.

Background Check

Applicants are subject to a background check and credit screening to validate qualification of residence. Based on the results, your application will be approved, denied, or approved with conditions.

P*ricing & availability subject to change without notice. See leasing agent for details.











^{*}Restrictions May Apply- Pricing and Specials Change Daily. Ask a team member for more details.