

# AVIA

Lofts at Founders Road



PEG



Where Location Meets Quality Living

## COMMUNITY AMENITIES

- Luxurious Pool
- Outdoor Gazebos & Seating
- Outdoor Lounge w/ Outdoor Kitchen, BBQ and Fire Pit Area
- Pet Friendly Community
- Professional Management
- 24/7 Fitness Center
- Business Center
- Clubhouse
- RentPlus Credit Builder
- 24/7 Package Lockers
- 24/7 Laundry Facility
- Free Parking
- Stores, restaurants, and more within walking distance
- Five minutes from I465
- Moments from Fortis College, Indiana Tech, & more

*Killer Rates.*

## APARTMENT FEATURES

- Patios\*
- Modern Living Designs
- Stainless-Steel Appliances
- Open-Concept Floor Plans
- Central Air/Heat
- Quartz Countertops
- Electric Fire Places
- Pool Views\*
- Loft Style Bedrooms\*
- Vaulted Ceilings\*
- Total Electric
- Updated Flooring \*
- Updated Paint\*

*\*In Select Units/Buildings*

*Exceptional Service.*

## FLOOR PLAN HIGHLIGHTS



**Studio, 1 & 2 Bedrooms**



**1-2 Bathrooms**



**In-Home Laundry Available\***



**483-750 SQ. FT.**



**3553 Founders Road  
Indianapolis, IN 46268**



**AviaFounders.com**



**833.241.9400**





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## Discover Your Perfect Fit

### STUDIO

**STUDIO X 1 BATH**  
**483 SF**



### 1-BEDROOMS

**1 BED X 1 BATH**  
**480 SF**



### 2-BEDROOM

**2 BED X 2 BATH LOFT**  
**750 SF**



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



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## Your Guide to Pricing & Fees

FLOOR PLAN	SIZE (SQ. FT.)	MAX OCCUPANCY	RENTAL RATE (Rent Only)
STUDIO   1 BATH	500 SQ. FT.	2 OCCUPANTS	
1 BED   1 BATH	500 SQ. FT.	2 OCCUPANTS	
2 BED   2 BATH LOFT	850 SQ. FT.	4 OCCUPANTS	

### SPECIALS (IF APPLICABLE):

\*\*\*

*\*Restrictions May Apply- Pricing & Specials Change Daily. Ask a team member for more details.*

### ONE-TIME FEES:

APPLICATION FEE:	\$50/Applicant
ADMINISTRATION FEE	\$225
SECURITY DEPOSIT (REFUNDABLE):	\$300-OAC
PET FEE (NON-REFUNDABLE):	\$300/pet (2 pet max)
PET SCREENING:	\$25/pet (2 pet max)

MOVE IN COST ESTIMATE: \_\_\_\_\_

### RECURRING FEES:

INTERNET PACKAGE:	TBD
<ul style="list-style-type: none"> <li>Set up in Resident's name through X provider.</li> </ul>	
UTILITIES:	
<ul style="list-style-type: none"> <li>Electricity, water, sewage, gas, &amp; trash will be billed monthly on top of rent based on usage using a third-party utility billing service via RUBs. There is a \$25 one-time set up fee &amp; a \$6.50/mo utility fee.</li> </ul>	
PET RENT:	\$25/mo/pet (2 pet maximum)
<ul style="list-style-type: none"> <li>*See breed restrictions on website.</li> </ul>	
PARKING:	FREE (uncovered)
PEST CONTROL:	\$5/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.

*\*Pricing & availability is subject to change at any time. For more information, speak with a leasing agent.*

