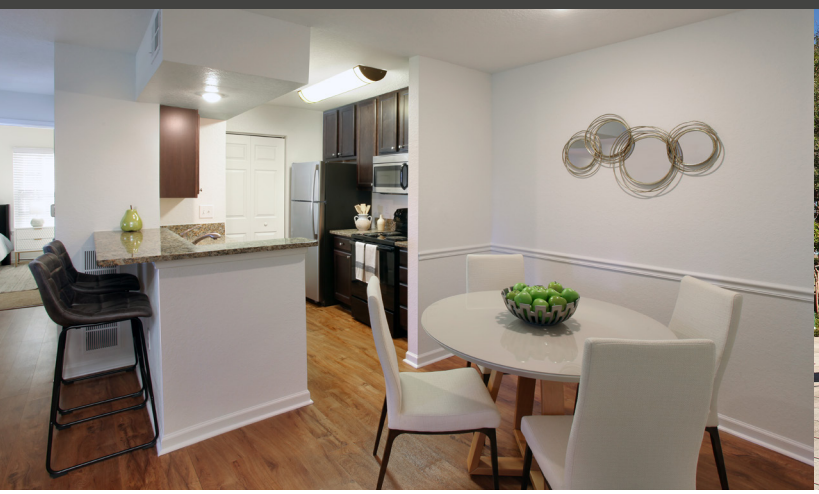
CYPRESS GRAND

APARTMENTS



COMMUNITY FEATURES

- Clubhouse with lounge, game room, fireplace and WiFi
- 24-hour professional fitness studio with Precor® equipment
- Outdoor pool with sundeck, grills and WiFi
- Gated community
- Business services available
- Screened picnic lanai
- Car care center
- Picnic area
- Garage parking available
- Pet-friendly apartments
- Dog park
- Smoke-free community
- Scenic setting
- Highly rated school district
- Near downtown Tampa, Upper Tampa Bay Trail and Westfield Citrus Park Mall
- Ideally situated in Citrus Park area of Tampa near Westchase, Odessa, Safety Harbor, Lutz and Trinity
- Easy access to beaches via 589 expressway
- Valet trash services
- 24-hour emergency maintenance
- Professional on-site management
- Online system for resident services
- Owner-managed
- Flexible lease terms available*
- Planned community activities

HOME FEATURES

- Spacious 1-, 2- and 3-bedroom apartments up to 1397 sq. ft.
- Fully-equipped kitchens with granite countertops, stainless steel and black appliances with built-in microwaves
- Stainless steel sinks with disposals
- Breakfast bars
- Pantries
- Custom wood cabinetry
- Screened patios or balconies with ceiling fans
- Full-size, in-suite washers and dryers
- Private suite entries
- Wood-inspired flooring and carpet throughout
- Main bedrooms accommodate king size furniture
- Walk-in closets with shelving
- Vaulted ceilings
- French doors
- Spacious dens
- Water views available
- Ceiling fans
- Cable, phone and high speed internet service available
- Newly renovated suites include:
  - » Quartz countertops and trendy tile kitchen backsplashes
  - » Stainless steel appliances with undermount kitchen sinks
  - » Matte black fixtures and hardware
  - » Gray hardwood-inspired flooring

*Features may vary by suite.

GCI

813.734.8024 | CypressGrand.com
8134 Colonial Village Drive | Tampa, FL 33625
cypressgrand@gciresidential.com

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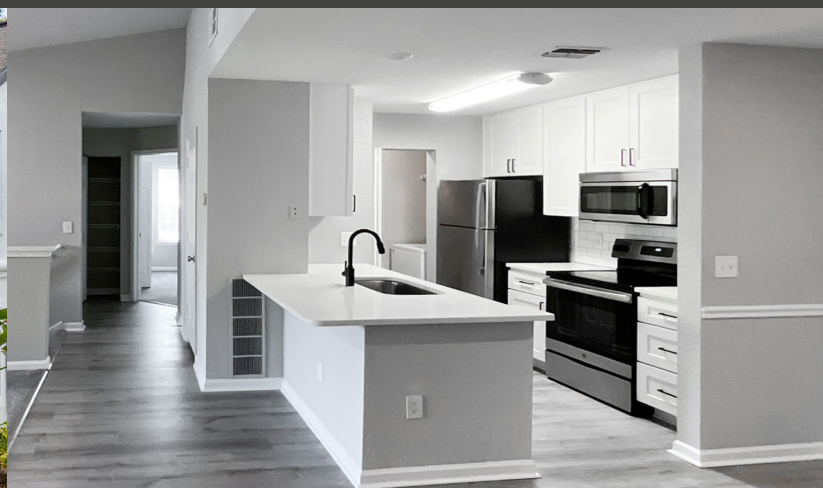

QUALIFICATION INFORMATION

Applicants are approved based upon the favorable outcome of credit & rental screening. The monthly rental amount may not exceed 33% of the future resident's gross income. Applications that reflect eviction, landlord or utility collections may be declined. All applicants over the age of 18 will be screened for criminal history and may be declined if the applicant does not meet our criteria. This does not constitute a guarantee or representation that resident(s) or occupant(s) currently residing in our community have not been charged with or convicted of a crime. Along with other factors our ability to verify this information is limited to the data provided by the applicant and the screening agency being utilized.

OFFICE HOURS:

Monday-Friday: 10am-6pm
Saturday: 10am-5pm
Sunday: Closed

**Hours subject to change without notice.*

DEPOSITS & FEES

Application Fee	$75 per person
Admin Fee	$350 (to reserve apartment)
Security Deposit	$350 (with approved credit)
Corporate Application Fee	$125 (only applicable to corporate housing)

Required Monthly Fees:

Valet Trash Service	$30/month

Optional Monthly Fees:

Garage Rental	$165/month

Pet Fees:
We welcome up to 2 indoor pets per apartment.

1 Pet Fee	$400 (nonrefundable)
2 Pets Fee	$600 (nonrefundable)
Monthly Cat Rent	$25/month per cat
Monthly Dog Rent	$25/month per dog

Restricted Breeds:
Akita, Staffordshire Terrier, Chow, Doberman, German Shepherd, Pit Bull, Rottweiler, Staffordshire Terrier or any mix thereof.

Management reserves the right to refuse any pet regardless of size or breed. Information is subject to change without notice.

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