

# LEGACY | UNION SQUARE

APARTMENTS



## COMMUNITY FEATURES

- Impressive clubhouse with fireplace, recreation center, gaming lounge and virtual golf simulator
- Beach-entry pool with splash pad, volleyball net, swim lane and cabanas
- 24-hour professional fitness studio with free weights, stretch zone and Matrix® equipment
- Outdoor entertaining areas with gas grills, fireplace, cornhole, ping pong, sand volleyball court, splash pad, swing benches, walking paths, outdoor entertaining spaces, charcoal grills and more
- Indoor basketball court
- Guest suite rental
- Pet-friendly community, dogs and cats welcome
- 2 gated dog parks and paw spa
- Located near fine dining, shopping, golfing and entertainment
- Easy access to Interstate I-4
- Smoke-free environment
- Tot lot
- Garage parking
- Electric car charging stations
- Package delivery lockers
- Valet trash service
- 24-hour emergency maintenance
- Owner-managed, professional on-site management
- Online system for resident services
- Additional storage available
- Planned community activities

## HOME FEATURES

- 1-, 2- and 3-bedroom apartments up to 1515 sq. ft.
- Quartz or granite countertops in kitchens and baths
- Stainless steel appliance packages
- Smooth-top electric ranges with self-cleaning ovens, side-by-side refrigerators, built-in microwaves and dishwashers
- Large undermount kitchen sinks
- 42" kitchen wall cabinets
- Full-size, in-suite washers and dryers
- Trendy tile backsplashes in kitchens
- Hardwood-inspired flooring
- Garden soaking tubs with curved shower rods
- Walk-in showers with designer tile
- Dual vanities and framed mirrors in bathrooms
- Large bedrooms accommodate king size furniture
- Walk-in closets (grey palette floor plans feature California-style walk-in closets)
- 9 ft. ceilings
- Patios/balconies with storage
- USB-enabled wall outlet
- Ceiling fans with light (in all living rooms and bedrooms)
- Designer light fixtures
- Central heating and air conditioning
- Cable, phone and high-speed internet service available

\*Features may vary by suite.



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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 18 and over 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                 | \$275 (to reserve apartment)                 |
| Security Deposit          | \$500 (with approved credit)                 |
| Corporate Application Fee | \$125 (only applicable to corporate housing) |

|                        |            |
|------------------------|------------|
| Required Monthly Fees: |            |
| Valet Trash Service    | \$27/month |

|                        |                 |
|------------------------|-----------------|
| Optional Monthly Fees: |                 |
| Garage Rental          | \$150-175/month |
| Storage Rental         | \$40-55/month   |

### Pet Fees:

We welcome up to two indoor pets per apartment.

|                  |                       |
|------------------|-----------------------|
| 1 Pet Fee        | \$350 (nonrefundable) |
| 2 Pets Fee       | \$600 (nonrefundable) |
| Monthly Cat Rent | \$25/month per cat    |
| Monthly Dog Rent | \$25/month per dog    |

### Restricted Breeds:

Akita, American 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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