

LEGACY | ROCHESTER HILLS

APARTMENTS



COMMUNITY FEATURES

- Ideally located near dining, shopping, golf, and recreation
- Located next to the 110-acre Innovation Hills Park
- Impressive multi-story clubhouse with fireplace and WiFi
- Heated saltwater pool with sun-shelf and bubblers
- Professional caliber fitness studio with Matrix® equipment, free weights and virtual training
- Outdoor entertaining spaces with sunken fire pit
- Game room with mini bowling and billiards
- Virtual golf simulator with putting green
- Conference room and work hubs
- Social kitchen with coffee station
- Courtyard pond with shaded deck and walking path
- Heated underground parking garages
- Car charging stations
- Smoke-free community
- Pet-friendly, dogs and cats welcome
- Dog park & dog spa
- Package delivery lockers
- Outdoor exercise equipment
- Bike racks
- Carriage homes with attached garages
- Guest suites available
- 24-hour emergency maintenance
- Professional on-site management
- Online system for resident services
- Professionally owner-managed

HOME FEATURES

- 1-, 2- & 3-bedroom apartments and carriage homes up to 1,688 sq. ft.
- Fully-equipped kitchens with electric top ranges, double-sided refrigerators, built-in microwaves and dishwashers
- Quartz countertops in kitchens and baths
- Large undermount kitchen sinks
- Stainless steel appliance packages
- Trendy tile kitchen backsplashes
- 42" custom wall cabinetry in kitchens
- Full-size, in-suite washers and dryers
- Hardwood-inspired flooring in kitchens and baths
- Spacious patios/balconies
- Dual vanities and framed mirrors in bathrooms
- Garden soaking tubs with curved shower rods
- Frameless walk-in showers with designer tile
- California-style walk-in closets in main bedrooms
- Designer light fixtures
- Substantial natural light in every room
- 9-1/2 ft. ceilings
- Ceiling fans
- Additional storage available
- Central heating and air conditioning
- Cable, phone & high-speed internet service available

*Features may vary by suite



248.963.1752 | LegacyRochesterHills.com
2900 West Hamlin Rd. | Rochester Hills, MI 48309
legacyrochesterhills@gciresidential.com



0826

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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	\$50 per person
Admin Fee	\$150 (to reserve apartment)
Security Deposit	\$350 (with approved credit)
Corporate Application Fee	\$125 (only applicable to corporate housing)

Optional Monthly Fees:

Storage Rental	\$30-\$150/month
Garage Rental	\$150/month - Underground \$200-\$225/month - Detached

Pet Fees:

We welcome up to two indoor pets per apartment.	
1 Pet Fee	\$300 (nonrefundable)
2 Pets Fee	\$600 (nonrefundable)
Monthly Pet Rent	\$30/pet per month

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.

Dog DNA Testing:

Our pet waste management program matches pet waste left behind to the dog owner through DNA sampling, which is taken upon move-in and recorded in a registry.



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