

the LANGSTON

ON SEVENTH

<u>Floor Plan</u>	<u>Square Footage</u>	<u>Pricing</u>
Studio	579 – 631 square feet	Starting at \$2,530
One Bedroom/One Bath	732 - 742 square feet	Starting at \$2,705
One Bedroom/Den One Bath	825 - 922 square feet	Starting at \$3,165
Two Bedroom/Two Bath	979 – 1179 square feet	Starting at \$4,265

NOTE: Prices and availability are subject to change.

Application Fee*All occupants 18 and over are subject to an additional application fee and must be approved prior to residency.
\$50.00 per applicant/occupant

Reservation Deposit

\$600.00 - Reservation Deposit is a good faith deposit in connection with application for residency and will be applied toward payment of the Administration Fee upon approval of the application by Management. If for any reason Management decides to deny the application, Management will refund the good faith deposit portion in full.

Lease Terms

12 month – A lease may begin any day of the month with the rent pro-rated accordingly. Any specials that are offered will require a lease term of 12 months or more and are subject to change without notice.

Pet Policy

\$500.00 non-refundable pet fee per pet \$50.00 monthly pet rent per pet
Cats and dogs are permitted; no other pets are permitted. Up to 2 pets (maximum) are allowed in each apartment. Breed restrictions apply. **NOTE: "Visiting" pets (both cats and dogs) are not permitted at any time.**

Garage Parking

\$275.00 per month-per space \$350.00 per month for a second space

Storage Unit

\$125 per month per space

Transfer fee

\$1,000.00

Early Termination Fee- Equivalent to Two Months Base Apartment Rent

Rooftop Amenity Hourly Rental Fees:

Indoor space: \$150.00

Outdoor space: \$125.00

Amenity Rental Security Deposit: \$500.00

Utilities

Utility Services (water/sewage) will be sub-metered and billed by individual usage. Trash Services (trash/recycling) are allocated by square footage & number of occupants per unit. Both are billed by a third party billing collector and payable to Landlord. There is also a \$4.03 monthly service fee. **Note: A \$15.00 admin fee is charged with the first and the final bill.**

Resident sets up and pays for cable & internet with Verizon, Astound or Comcast and electric with Pepco.

Note: \$50 service fee applies if electricity is not placed in resident's name by lease start date.

Renter's Insurance

Each Tenant is responsible for obtaining renter's insurance with a minimum of \$300,000 in General Liability coverage, in advance of taking possession of an apartment and throughout the term of the lease. Prior to occupying an apartment, tenant must provide to Landlord sufficient documentation of an active renter's insurance policy. If during the term of the lease, Tenant fails to maintain the required renter's insurance, Landlord is entitled to obtain insurance for Tenant's benefit and Tenant will be responsible for reimbursement of costs associated with the policy.

Specials If a rental concession is offered, select units and certain conditions may apply. The rental concession starts with the first full month of the lease term. Any pro-rated rent is calculated at the apartment's market rent. Again, specials are subject to change without notice.

THE INFORMATION SET FORTH HEREIN IS FOR DISCUSSION PURPOSES ONLY AND MAY CHANGE FROM TIME TO TIME WITHOUT NOTICE.