

# LEGACY

# ROCHESTER HILLS

APARTMENTS



## COMMUNITY FEATURES

- Impressive multi-story clubhouse with fireplace and WiFi
- Ideally located near dining, shopping, golf, and next door to Innovation Hills Park
- Heated saltwater pool with sun-shelf and bubblers
- Professional caliber fitness studio with Matrix® equipment, free weights, virtual training and juice bar
- Outdoor entertaining spaces with sunken fire pit
- Game room with mini bowling and billiards
- Virtual golf simulator with putting green
- Conference room and business center
- Social lounge with kitchen
- Coffee lounge
- Courtyard pond with shaded deck and walking path
- Heated underground parking garage
- Smoke-free community
- Pet-friendly, dogs and cats welcome
- Dog park
- Pet 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" kitchen wall cabinets
- 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, satellite, phone & 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: By Appointment Only  
Sunday: Closed

\*Hours subject to change without notice.

## DEPOSITS & FEES

Application Fee	\$50 per person
Corporate Application Fee	\$125
Administration Fee	\$150
Security Deposit	\$350 (with approved credit)
Storage Rental	\$75-\$150/month
Garage Rental	\$150/month - Underground \$200/month - Detached

### Pet Fees:

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

### Restricted Breeds:

Akita, American Staffordshire Terrier, Chow, Doberman, German Shepherd, Pit Bull, Rottweiler 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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