

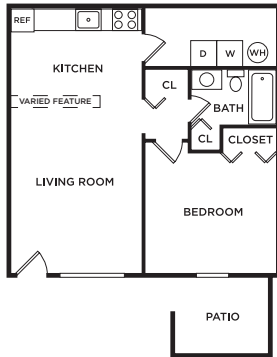
# SHADOW BAY APARTMENTS

Spacious Studio, 1, & 2-Bedroom Apartment Homes

STUDIO | 1 BATH | 288 SQFT<sup>†</sup>



1 BEDROOM | 1 BATH | 576 SQFT



2 BEDROOM | 1 BATH | 864 SQFT



2 BEDROOM | 2 BATH | 864 SQFT



## APARTMENT FEATURES

- Eat-in Kitchen
- Ceiling Fans
- 9-Foot Ceilings
- Vaulted Ceilings
- Air Conditioning
- Built-in Bookshelves\*
- Extra Storage Space
- Linen Closet
- Mini Blinds
- Washer & Dryer\*
- Patio or Balcony

*\*In select homes*

## COMMUNITY AMENITIES

- 24-Hour Emergency Maintenance
- On-site Laundry Facilities
- High-speed Internet Available
- Pet Friendly
- On-site Management

<sup>†</sup>Additional layout(s) available



904.416.0207 | shadowbayleasing@morganproperties.com  
8833 Old Kings Rd S | Jacksonville, FL 32257

*Dwell*  
BY MORGAN

# LEASE APPLICATION GUIDE

## HOW TO APPLY ONLINE



- Visit our property's website: [morganproperties.com](http://morganproperties.com)
- Click "Check Availability"
- Select your desired apartment home; be sure to review the move-in date, lease term, then click "Apply"
- Create an account to complete the application and follow the prompts through completion
- You will be required to verify your identification and income

**Please Note: An application must be completed by each resident 18 years of age and older for consideration.**

## FEES & DEPOSITS

- Application Fee: \$75 per applicant
- Security Deposit: Starting at \$150, up to one month's rent
- Security Deposit Alternative: Available with Jetty, pay as little as \$5 per month. Ask for more information
- Administrative Fee: \$150 one-time fee

## NOTES\*:

---

---

---

---

---

---

---

---

## PET INFORMATION

We accept cats & dogs, with a maximum of two (2) pets per household. **Breed restrictions for dogs include: Pit Bull, Rottweiler, Doberman Pinscher, Chow, German Shepherd, or any mix thereof.**

Pet interviews will be conducted before move-in and documentation from a Certified Veterinarian establishing breed, expected weight at maturity, and proof of current vaccinations will be required.

- One-Time Non-Refundable Pet Fee: \$400 per pet
- Monthly Pet Rent: \$35 per pet

## OTHER IMPORTANT INFORMATION

### Parking

Free open parking

Reserved Parking: \$25 per month

### Renter's Insurance

Prior to move in, residents are required to obtain proof of a policy of personal liability insurance, which provides at least \$100,000 of liability insurance, per occurrence, to third parties, including us, and that the insurance policy will name us and our designated third party, Assurant, as the interested party.

### Utilities

- Resident is responsible for all utilities

*\*Pricing & availability subject to change*