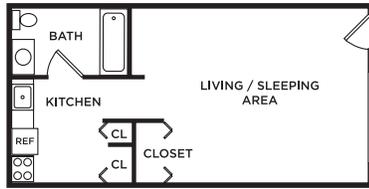


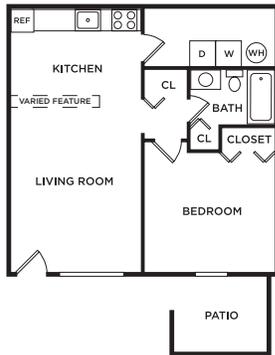
SHADOW RIDGE APARTMENTS

Spacious Studio, 1, & 2-Bedroom Apartment Homes

STUDIO | 1 BATH | 288 SQFT



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
- 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



850.385.0286 | shadowridgeleasing@morganproperties.com
2424 W Tharpe St | Tallahassee, FL 32303

Dwell
BY MORGAN

LEASE APPLICATION GUIDE

HOW TO APPLY ONLINE



- Visit our property's website: 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: \$50 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: \$250 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: \$250 per pet
- Monthly Pet Rent: \$20 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

- Flat Rate Utilities:
 - Studio - \$32
 - 1 Bedroom - \$44
 - 2 Bedroom - \$57
- Utility Service Fee: \$2

**Pricing & availability subject to change*