

## **Rental Rates and Features**

Each of Fishing Bay Estates' energy efficient, terrace-level apartments has a large bedroom with lots of storage space, separate kitchen with electric range and frost-free refrigerator (some have dishwasher), bath with tub/shower or walk-in shower, living room/dining room combination, and private covered porch. The units have carpeted or laminated floors, ceiling fans, blinds, smoke detectors, fire extinguishers. Electric baseboard heat and air conditioning; some have special features that make them more accessible to persons with disabilities. From time to time apartments may be rented furnished. The estimated average year-round cost of utilities is \$77 per month.

The 2015 minimum monthly rent (basic rent) for all one bedroom apartments is \$610, plus electricity and a \$15 add-on laundry room charge for one person households or \$25 add-on laundry room charge for two person households. [A higher monthly rent (note rent) that can be charged when applicants exceed adjusted income thresholds set by USDA; this usually cannot be determined until income is documented and deductions made].

All tenants are required to carry renter's insurance with a minimum of \$300,000 liability coverage and with Fishing Bay Limited Partnership listed as "an additionally insured". Rates currently range from \$10 to \$20 per month with various insurance carriers.

Tenants will make own arrangements for TV service (some units are cable or dish ready), phone and electric service (Dominion VA Power). There are no tenant charges for water, trash collection or normal household repairs or yard maintenance.

A security deposit equal to one month's rent is required on signing of lease; after substantial down payment, balance can be paid in installments.

For elderly tenants approved to have a pet and who agree to comply with pet rules, a one-time pet deposit of \$250 is required.