

# RESERVE

## AT BEACHLINE

### COMMUNITY INFORMATION

#### Reserve at Beachline

8335 Narcoossee Rd  
Orlando, FL 32827  
407-382-5220  
ReserveAtBeachline@SimpsonHousing.com  
ReserveAtBeachline.com

#### Leasing Office Hours:

Monday-Friday: 10 AM - 6 PM  
Saturday: 10 AM - 5 PM  
Sunday: CLOSED

### DEPOSITS AND FEES

**Application Fee:** \$50 per applicant  
**Admin Fee:** \$200 per apartment home  
**Security Deposit:** Up to 2 months rent (based on credit)

Acceptable payment methods are check, credit card and certified funds. No cash accepted.

#### Application Policies:

- All occupants must be listed on the application.
- Application fee is applied to all applicants 18 and older.
- Application fee, admin fee and security deposit are due with completed application.
- Admin fee may be refunded if canceled within 72 hours of applying or upon denial of application.
- All proof of income documents will be verified for legitimacy.

### INSURANCE

#### Required Liability Coverage:

- Policy coverage no less than \$300,000 in personal liability.
- All lease holders must be listed on policy or have a separate policy.
- Your physical address must match the apartment you reside in.
- Additional Interest Address must be added:  
TREA SH Reserve at Beachline  
PO Box 3687  
Coppell, TX 75019

### PET FEES

**Pet Fee:** Pets 45 lbs and under \$350 for 1 pet, \$525 for 2 pets; Pets over 45 lbs \$500 for 1 pet, \$750 for 2 pets

**Pet Rent:** \$20/month for 1 pet, \$35/month for 2 pets

- 2 pets maximum. Cats and dogs only.
- Breed Restrictions Apply - We do not allow Pit Bulls or any mix combination of this breed. Based on our community's location, there may be other breed restrictions that we follow in accordance with laws and ordinances.
- Pets must be approved prior to occupancy.
- Pet photos and updated shot records are required.

### UTILITIES

**Water/Sewer:** Based on usage

**Valet Trash:** \$30/month

**Pest Control:** \$2.60/month

The above utilities are billed together via RealPage.

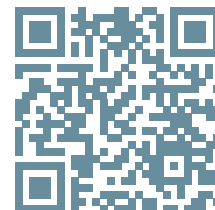
**Electric:** Orlando Utilities Commission, individually metered and billed, account required at move in

**Cable/Internet (optional):** Spectrum

### PARKING

**Carport:** \$30/month

**Detached Garage:** \$85/month



Apply Now!