

## Residential Tree Lined Neighborhood



**Kings Crest Apartments for Active Adults Age 55 & Better**

**11500 Kings Crest Court Fredericksburg, Virginia 22407**

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### Smart Living Rental Program Description

Residency is limited based on the percentage of area gross median income per household. In order to determine eligibility, you will be asked to complete forms that request your income level, family size, student status and financial assets. These factors determine your eligibility. Please see the table below for details. We invite you to fill out an application.

### Rental Rates

Number of Occupants	Layout and Apartment Size	Square Feet	Monthly Rent
(1-2)	The James Madison - 1 Bedroom/1 Bath	565	\$740
(1-4)	The Mary Washington - 2 Bedroom/1 Bath	803	\$925

### Income Eligibility Chart

AGMI	INCOME LIMITS			
	One Person	Two Persons	Three Persons	Four Persons
<b>50%</b>	\$38,250	\$43,700	\$49,150	\$54,600

### Deposits & Fees

- Application Fee\*** \$30 per Applicant
- Security Deposit \*** \$99
- Garage Rental\*** \$65 per Month
- Carport Rental\*** \$25 per Month
- Pet Deposit\*** \$150 Refundable
- Pet Restrictions** Max 2 Pets Under 35 Pounds Each
- Breed Restrictions Apply**
- Monthly Rent Includes:** Gas Heat, Water, Sewer and Trash
- Resident's Pay:** Electric, Telephone & Cable

**\*NOTE:** All Rental Rates & Allowances Are Subject To Change at Any Time. The Receipt of a Signed Lease & Deposit Locks in the Rental Rate Rents and Fees and Income Limits Effective at That Time. Restrictions May Apply.

[www.AptsforSeniorsFB.com](http://www.AptsforSeniorsFB.com)



**Kings Crest is a smoke-free environment.**

**Revised 3/24/2015**