



# Virginia Commons

3335 William Johnston Lane #11 Dumfries, Virginia 22026  
Phone 703.221.4838 Fax 703.221.6643 Website: www.virginiacommons.com

## Rental Prices and Leasing Requirements

UNIT TYPE	Monthly Rent	Minimum Income Required
<b>One Bedroom/One Full Bath</b> 780 / 950 sq ft <i>Standard/Deluxe Models</i>	\$1,470 / \$1,595	\$57,420.00
<b>Two Bedroom/Two Full Bath</b> 940 / 980 / 1,000 sq ft <i>Standard/Patio/Balcony/Foyer Models</i>	\$1,600/\$1,650/\$1,690	\$60,840.00
<b>Three Bedroom/Two Full Bath</b> 1,070 / 1,100 sq ft <i>Standard/Deluxe Models</i>	\$1,820 / \$1,890	\$68,040.00

**APPLICATION FEES:** The non-refundable application fee is payable by money order or personal check made out to Virginia Commons L.L.C. -- \$35.00 per applicant. A \$250 non-refundable unit reservation fee is required for us to hold an apartment for you. When you sign a lease and move in, the unit reservation fee will be credited to your security deposit. We will only accept an application when we have the type unit you are requesting available, and application screening is good for 30 days. We do not maintain waiting lists.

**SECURITY DEPOSIT:** Security deposits begin at **\$500.00** and may be higher depending on your credit.

**PET CHARGE:** Pets must be under 35 lbs. You must pay a non-refundable \$250.00 Pet Charge per animal as well as a \$25.00 monthly pet rent per animal. No "vicious" breed pets will be allowed. Maximum of 2 pets allowed provided their combined weight is under 55 lbs.

**LEASE TERMS:** Quoted Lease prices are for twelve (12) month leases. Six (6) month leases are available for an extra \$75.00 a month. **Proof of Renter's insurance is required prior to move-in.** Co-signers not accepted.

**UTILITIES INCLUDE:** Trash pickup. Tenant pays all other utilities – electric, water, phone and cable/fios. Units are all electric – no gas available.

**OCCUPANCY STANDARDS:** (Federal Guidelines) One Bedroom: maximum of 2 occupants; Two Bedrooms: maximum of 4 occupants; Three Bedrooms: maximum of 6 occupants.





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**ONE BEDROOM**  
770 square feet



**ONE BEDROOM DELUXE**  
950 square feet



**TWO BEDROOM**  
940 - 1,000 square feet



**THREE BEDROOM**  
1,070 square feet



**THREE BEDROOM DELUXE**  
1,100 square feet



**TWO BEDROOM with Foyer**  
1,000 square feet