



## Frequently Asked Questions:

### **Q: How Do I Apply?**

A: Great question! Visit our website at [www.lincoyabaytownhomes.com](http://www.lincoyabaytownhomes.com) under availability and click the *Apply Now* button for the townhome for which you wish to apply. Remember that each applicant 18 and over must submit a separate application, including married couples.

### **Q: Do you run my credit?**

A: We do a credit check, require income verification, and will need a rental reference. Income requirements do apply.

### **Q: How long does the approval process take?**

A: It can take up to ten business days, but only in rare cases. On average, it's completed within 1-2 days. You can help by notifying your current rental company that you are leaving so they can swiftly respond to rental inquiries.

### **Q: Do you have a Deposit requirement?**

A: Yes, we have a \$400.00 LeaseTerm Deposit Alternative Fee due within 72 hours of Approval. This fee is non-refundable. You will receive instructions after approval on how to pay.

### **Q: Are you affiliated with the Lincoya Bay Apartments and Townhomes next door?**

A: No, we are a separate community, owned by a separate management company, so make sure you are applying on the correct website. We just share a similar name, but there is no affiliation.

### **Q: Do you allow pets?**

A: You bet! We love our furry friends here! There is a \$350.00 one-time, non-refundable pet fee for one pet and a \$450.00 pet fee for two pets. Also, there is a \$25.00 monthly pet rent for each pet. Maximum of two pets, with a 50-pound weight limit and no breeds off our restricted list.

### **Q: What amenities do you offer?**

A: We are a gated community! We have washers and dryers in EVERY townhome. Each townhome has an attic, arched doorways and a fenced-in back patio. For your furry friend, we offer a Bark Park and a gorgeous park-like setting with lush green grounds and mature trees. Percy Priest Lake is nearby, along with the YMCA and Planet Fitness. We also think we have the "best maintenance" in town!

### **Q: Do we pay any other fees on top of rent every month?**

A: No, just base rent plus any pet rents.

**Q: What about utilities?**

A: We pay trash and pest control, you set up water and electric in your name.

**Q: What about parking?**

A: You get one car per Leaseholder; each townhome has one or two numbered spots, depending on floor plan; and the open spots are first come, first serve for residents. No fees for parking!

**Q: Where do my guests park?**

A: There are several guest parking areas throughout the Property, and you can use Office Parking after-hours. We ask that guests do not park in reserved and numbered resident parking spots.

**Q: How does trash work?**

A: We have two trash areas, one on each side of the property. Pickup is three times per week.

**Q: How do I get in the gate?**

A: We give you vehicle access stickers and guests can call you from the callbox when they arrive. You dial 9 from your cell to let them in.

**Q: What about maintenance?**

A: We have a fantastic maintenance supervisor who will communicate with you regarding any maintenance requests in a timely manner and we also have wonderful vendors that subcontract with us as well.

**Q: Am I responsible for landscaping?**

A: No, we have a wonderful landscaper that makes Lincoya look beautiful. After move-in, you are only responsible for your enclosed back patio. We ask you do not plant anything in the front of the townhomes, but thriving potted plants are very welcome.