



## **Town and Garden Apartments**

428 Pearl Street

Columbus, Indiana 47201

Managed by SIHCDC

Telephone: 812-376-9949

Fax: 812-376-8857

### **Apartment Guidelines**

- All tenants must be 62 years of age or older
- All tenants must be able to live independently
- Income and rent amounts are determined by Bartholomew County Section 8 Guidelines
- All rents are subject to annual adjustments
- Proof of income required i.e., SS statement, verification of employment, pension statement, verification of assets from applicant's financial institutions
- A credit check and confirmation of income will be conducted
- A criminal background check is required
- References are required
- A deposit equal to one month's rent must be paid prior to move-in
- The first months rent must be paid prior to move-in

### **General Information:**

- The apartments have a NO SMOKING policy.
- One person maximum occupancy per efficiency unit.
- Two person maximum occupancy per one bedroom apartment.
- Apartment utilities are paid by owner. Cable and phone are paid by tenant.
- Furnished appliances: refrigerator, stove.
- Common area has a washer and dryer for all tenants shared usage.
- Unit Condition: The unit itself and all common areas must be maintained in good condition at all times.
- Good Neighbors: Residents are expected to get along peacefully and find cooperative solutions to disagreements.

