



COMMUNITY INFORMATION

Madison Park Apartments

3351 E 120th Ave
Thornton, CO 80233
303-551-1650
MadisonPark@SimpsonHousing.com
MadisonParkApts.net

Leasing Office Hours:

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

DEPOSITS AND FEES

Application Fee: \$25 per applicant

Security Deposit: \$400, due after approval

Additional Deposit: If you are approved with conditions, there is an extra deposit equal to 1 month of rent due at move in. We also offer deposit alternatives through Rhino.

Lease Initiation Fee: \$200 per apartment home, due at move in

Application Policies:

- All occupants must be listed on the application.
- Application fee is applied to all applicants 18 and older.
- Application fee is due with completed application.
- All proof of income documents will be verified for legitimacy.

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

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:
SHLP Madison Park LLC
PO Box 3687
Coppell, TX 75019

PET FEES

Pet Deposit: \$300/apartment

Pet Rent: \$35/apartment/month

- 2 Pets Maximum. Cats and dogs only.
- 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.
- Pet paperwork, photos and updated shot records are required prior to occupancy.

MONTHLY FEES/UTILITIES

Water/Sewer: Based on individual unit usage

Common Area Fee: \$25/month

The utilities above are billed via RealPage Utility Management.

Utility Transfer Fee: \$8

Electric/Gas: Xcel Energy, individually metered and billed, account required at move in

Cable/Internet (optional): Century Link and Xfinity

PARKING

Detached Garages: \$100/month

Refundable Garage Remote Deposit: \$50, due at move in,



Apply Now!