



THE SANCTUARY

AT TALLYN'S REACH

COMMUNITY INFORMATION

The Sanctuary At Tallyn's Reach

23680 E Easter Dr
Aurora, CO 80016
303-680-2020
Sanctuary@SimpsonHousing.com
SanctuaryAtTallynsReach.com

Leasing Office Hours:

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

DEPOSITS AND FEES

Application Fee: \$25 per applicant

Security Deposit: \$400, due upon approval

Lease Initiation Fee: \$200, 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:
TREA SH Tallyn's Reach, LLC
PO Box 3687
Coppell, TX 75019

MONTHLY FEES/UTILITIES

Water/Sewer: Based on usage

Common Area Fee: \$30/month

HOA: \$33.33/month

The utilities above are billed via RealPage Utility Management.

Utility Account Set Up Fee: \$10, due at move in

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

Cable/Internet (optional): Xfinity, Century Link, Dish or Direct TV

PET FEES

Pet Deposit: \$250 for 1 pet, \$300 for 2 pets

Pet Rent: \$35/per 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.
- Pets must be approved prior to occupancy.
- Pet photos and updated shot records are required.

PARKING/STORAGE

Parking: 1-car garage included; 2-car garage included for townhomes; free open parking

Garage Remote Deposit: \$50, \$100 for townhomes due at move in

Storage: \$25/month



Apply Now!