

TIPPE RIVER DOWNS

2630 TIPPE DOWNS DR, WARSAW, IN, 46582
574-267-7780

RESIDENT PROPERTY MANAGER: DANIELLE BAILEY

Leasing Agent: Janie Woodcox

Email: Tipperiverdowns@gmail.com **Website:** www.pmandmindiana.com/tippe

\$30 (non-refundable) Application Fee per person 18+ paid by Check or Money Order ONLY in Office

SENIOR VILLAS 55+

SECURITY DEPOSIT - \$800 or up to first months' rent

1 BEDROOM 1 BATH

\$1,075 + \$135.55 water, sewer, trash, gas, electric = \$1,210.55

2 BEDROOM 2 BATHROOM

\$1,285 + \$150.55 water, sewer, trash, gas, electric = \$1,435.55

Includes refrigerator, stove, dishwasher, microwave, garbage disposal, washer & dryer

GARDEN APARTMENTS

SECURITY DEPOSIT - \$800 or up to first months' rent

2 BEDROOM 1 BATH

\$1425 + \$39.50 water + \$54.55 sewer = \$1,519.05

2 BEDROOM 2 BATH

\$1,495 + \$44.50 water & \$54.55 sewer = \$1,594.05

Includes refrigerator, stove, dishwasher, garbage disposal, washer & dryer, 1-car attached garage

Tenant pays own gas, electric, & trash

SINGLE FAMILY HOMES

SECURITY DEPOSIT – ONE MONTHS' RENT

2 BEDROOM 2 BATH

\$1,995 + \$59.55 sewer = \$2,054.55

3 BEDROOM 2 & 2.5 BATH

\$2,145 + \$59.55 sewer = \$2,204.55

Includes refrigerator, stove, dishwasher, garbage disposal, electric washer & dryer hookups, 2-car attached garage

TENANT PAYS ALL UTILITIES – Gas, Electric Water, & Trash

DEL MAR SUITES

SECURITY DEPOSIT - \$800 or up to first months' rent

3 BEDROOM 2 BATH

\$1,850.00 + \$123.05 water, sewer, trash = \$1,973.05

Includes refrigerator, stove, microwave, dishwasher, washer & dryer, 1-car detached garage

Tenant pays own electric

APPLICATION REQUIREMENTS

- VALID PHOTO ID
- 30 DAYS PROOF OF INCOME
 - 2 PAYSTUBS IF PAID BIWEEKLY
 - 4 PAYSTUBS IF PAID WEEKLY
- UP-TO-DATE VET RECORDS
- PHOTO OF PET

GARAGE RENTAL

\$115.00 if tied to a lease

\$125.00 if short term

RENTER'S INSURANCE

Tenants are required to obtain this insurance while living at Tippe River Downs. We can provide liability insurance to you for \$15.00 monthly or you may obtain through a 3rd party.



PET POLICY



Allow up to 2 pets.

\$350.00 Non-refundable

Pet Registration Fee.

\$30.00/monthly per pet up to 40 lbs.

\$50.00/ monthly per pet over 50 lbs.

Spay/neuter & rabies vaccine required.

Up-to-date vet records.

40 lbs. weight limit in Senior Villas.

Large breeds allowed in all other units.

COMMUNITY AMENITIES

- Clubhouse/Community Room
- Billiards
- Ping Pong Table
- Shuffleboard
- Outdoor Heated Pool
- 24/7 Fitness Center



EQUAL HOUSING OPPORTUNITY