

TIPPE RIVER DOWNS

Resident Property Manager: Ashley Puckett

Leasing Agents: Janie Woodcox

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Warsaw, IN 46582

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Single Family Houses

Includes: refrigerator, stove, dishwasher, garbage disposal. Electric laundry hook-ups provided.

Tenants responsible for gas, electric, water, & trash. 2 car attached garage.

Security Deposit: equal to one-month rent.

2 BED, 2 BATH

\$1445 rent + \$50.55 sewer = \$1495.55

Gallant Fox – 1131 SQFT

Sir Barton – 1254 SQFT

Affirmed – 1258 SQFT

Seattle Slew – 1267 SQFT

3 BED, 2 BATH

\$1625 rent + \$50.55 sewer = \$1675.55

War Admiral – 1199 SQFT

Omaha – 1296 SQFT

Citation – 1352 SQFT

Secretariat – 1367 SQFT

Justify – 1416 SQFT

American Pharaoh – 1416 SQFT

3 BED, 2.5 BATH – 2 Story

\$1625 rent + \$50.55 sewer = \$1675.55

Whirl Away – 1547 SQFT

Garden Apartments

Includes: refrigerator, stove, dishwasher, garbage disposal, washer/dryer.

Tenants responsible for gas, electric, & trash. 1 car attached garage.

Security Deposits: \$800 minimum up to one month's rent.

2 BED, 1 BATH – 994 SQFT

\$1145 rent + \$50.55 sewer, \$39.50 water = \$1230.05

2 BED, 2 BATH – 1079 SQFT

\$1195 rent + \$50.55 sewer, \$44.50 water = \$1290.05

Seniors' Building- Age 55 and up

Features: community room, four season room, fitness center, raised garden beds.

Includes: refrigerator, stove, dishwasher, microwave, garbage disposal, washer/dryer.

Utilities include gas, electric, water, trash & sewer.

Security Deposits: \$800 minimum up to one month's rent.

1 BED, 1 BATH – 618 SQFT

\$875 rent + \$129.55 utilities = \$1004.55

2 BED, 2 BATH – 970 SQFT

\$1025 rent + \$144.55 utilities = \$1169.55

PROPERTY FEATURES

Clubhouse, Billiards, Ping Pong Table, Shuffleboard, Media Room, Fitness Center, Swimming Pool

Application Fee (non-refundable): \$30 per adult *Check or Money Order Only*

Pets allowed with breed restrictions, \$300 deposit (non-refundable), \$20 monthly fee per pet.

Detached garages: \$85 when you sign a lease, or \$115 month to month rental. Proof of renter's insurance is required prior to move-in.

