

# PEPPERWOOD

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APARTMENTS



## COMMUNITY FEATURES

- Walkability to dining, shopping, entertainment & recreation
- Full access to Coppertree Apartments amenities
  - » Impressive clubhouse with gas fireplace and WiFi
  - » Business center
  - » Professional fitness studio with Precor® equipment
  - » Heated outdoor pool with sundeck
  - » Picnic area
- Complimentary package acceptance
- Online resident services
- On-site laundry facilities
- Public transportation nearby
- Pet friendly apartments, dogs and cats welcome
- Close proximity to downtown Cleveland, Cleveland State University and major employers
- Convenient highway access to I-271
- Local owner-managed
- Professional on-site management
- 24-hour emergency maintenance
- Planned community activities

## HOME FEATURES

- 1-bedroom garden apartments and 2-bedroom townhomes up to 1000 sq. ft.
- Newly renovated suites include granite countertops in kitchens and baths, large undermount kitchen sinks, designer light fixtures, stainless steel appliances, white cabinetry and hardwood-inspired flooring
- Fully-equipped kitchens with frost-free refrigerators
- Gas/electric ranges
- Built-in microwaves
- Dishwashers
- Stainless steel sinks with disposal
- Tiled kitchens and baths
- Exposed brick walls
- Plush carpet
- Overhead lighting
- Ceiling fans
- Window blinds
- Abundant closet space with organizers
- Walkout patios\*
- Extra storage provided
- Individually controlled heat and air conditioning
- Cable, satellite and internet service available

\*Features may vary by suite.



440.540.4581 | [PepperwoodTownhomes.com](http://PepperwoodTownhomes.com)  
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### QUALIFICATION INFORMATION

Applicants are approved based upon the favorable outcome of credit & rental screening. The monthly rental amount may not exceed 33% of the future resident's gross income. Applications that reflect eviction, landlord or utility collections may be declined. All applicants over the age of 18 will be screened for criminal history and may be declined if the applicant does not meet our criteria. This does not constitute a guarantee or representation that resident(s) or occupant(s) currently residing in our community have not been charged with or convicted of a crime. Along with other factors our ability to verify this information is limited to the data provided by the applicant and the screening agency being utilized.

### OFFICE HOURS:

Monday: Closed  
 Tuesday-Friday: 10am-6pm  
 Saturday: 10am-5pm  
 Sunday: Closed

### DEPOSITS & FEES

Application Fee	\$45 per person			
Corporate Application Fee	\$125			
Security Deposit	\$300 (with approved credit)			
Utility Charge	\$25	\$35	\$40	\$50
Per # of occupants	1	2	3	4

#### Pet Fees:

We welcome up to 2 indoor pets per apartment.

*Weight Restrictions	Gardens: 55 lb. weight limit Townhomes: no weight limit
Pet Fee	\$300/pet (non-refundable)
Pet Rent	\$25/month per cat \$40/month per dog

#### Restricted Breeds:

Staffordshire Terrier, Chow, Doberman, German Shepherd, Pit Bull, Rottweiler, Akita or any mix thereof.

*Management reserves the right to refuse any pet regardless of size or breed. Information is subject to change without notice.*



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