



Information for Potential Tenants in Independence

A: What is included in the rent:

Rent will include Two Swimming Pools , Tennis Courts, Basketball Courts, 2 Fitness Centers, 2 Club Houses, Walking Trails, Bike Trails, Dog Park, Arcade , Cable with HBO and High Speed Internet, Community Boat Ramp, and Landscaping.

B: Basic Qualifications:

- If employed, household gross income should be 2.5 times of monthly rent.
- If Self-employed, AGI (number at the bottom of page 1 of 1040Form) on latest tax return (after adjusting on depreciation and self paid salary) should be 2.5 times of annual rental.
- There should be no Eviction and Criminal Record.
- \$50/per person (over 18) non-refundable Application Fee paid.
- Security Deposit is one month rent. First month rent and Security deposit are paid in Money Order or Cashier Check payable to "Number 1 Broker LLC"

C: How to apply:

Please visit number1broker.net and click on the "Rentals Available". Choose the property you want to apply and click "Apply Now". (If you can not find the correct property, please choose a similar property and info the Leasing Officer to let us switch your application to the right property.). After submitting your application, please prepare the necessary pay-stub (last two), latest 1040Form of tax return and copy of drivers license.

D: School Information:

Elementary School: Keenes Crossing

Middle School: Bridgewater

High School: West Orange

E: Phone number for utilities setup:

Progress Energy – Electric 800-700-8744

Orange County Utilities – Water 407-836-5515

Orange County Trash Pickup 407-836-6601

Collection days: Household trash collection: Mon & Thursday; Recycling and yard clippings Wednesday; Homes on alleys have pick-up on the alley, all others pick-up is curbside.

Lake Apopka Gas 407-656-2734

Sprint – Telephone 800-339-1811

Brighthouse Communications 407-291-2500

Services are included in the rent, however please call them to set up your service.

Home Team Pest Defense 407-656-2808

Creative Mailbox 800-804-4809

HOA: Continental Group: 407.654.7479 tfox@thecontinentalgroupp.com @ clubhouse

F: Important Contact Info:

Leasing Officer: Zoreena Moore at 321-695-0617 zoreenamooore@gmail.com

Property Manager: Krista Calicchia at 407-730-1033 kristac@number1broker.net

Number 1 Broker LLC office: 407-566-3400 all@number1broker.net

Office Address: 3573 Conroy Rd. Suite 100, Orlando FL 32839 Fax: 800.650.2305