



3335 William Johnston Lane #11 Dumfries, Virginia 22026
 Phone 703.221.4838 Fax 703.221.6643 Website: www.virginiacommons.com

Rental Prices and Leasing Requirements

UNIT TYPE	Monthly Rent	Minimum Income Requirement
One Bedroom/One Full Bath 780 – 950 sq ft <i>Standard/Deluxe Models</i>	\$1,100 - \$1,250	\$35,000.00
Two Bedroom/Two Full Bath 940 – 1,000 sq ft <i>Standard/Patio/Balcony/Foyer Models</i>	\$1,200 - \$1,320	\$40,000.00
Three Bedroom/Two Full Bath 1,070- 1,100 sq ft <i>Standard/Deluxe Models</i>	\$1,425 - \$1,500	\$45,000.00

APPLICATION FEES: The non-refundable application fee is payable by money order or personal check made out to Virginia Commons L.L.C. -- \$35.00 per applicant and \$60.00 for married couples. A \$500 non-refundable unit reservation fee is required for us to hold an apartment for you. When you sign a lease and move in, the unit reservation fee will be credited to you and may be applied towards your deposit at your election.

SECURITY DEPOSIT: Security deposits begin at \$500.00 and may be higher depending on your credit.

PREFERRED EMPLOYER PROGRAM: Active U.S. Military, local law enforcement, PW County employees -- Security Deposit can be as low as \$250.00 depending on your credit.

PET CHARGE: Pets must be under 35 lbs. You must pay a non-refundable \$250.00 Pet Charge per animal as well as a \$25.00 monthly pet rent per animal. No “vicious” breed pets will be allowed. Maximum of 2 pets allowed provided their combined weight is under 55 lbs.

LEASE TERMS: Quoted Lease prices are for twelve (12) month leases. Six (6) month leases are available for an extra \$75.00 a month.

UTILITIES INCLUDE: Water/sewer and trash pickup. Tenant pays all other utilities – electric, phone and cable. Units are all electric – no gas available.

OCCUPANCY STANDARDS: One Bedroom: maximum of 2 occupants; Two Bedrooms: maximum of 4 occupants; Three Bedrooms: maximum of 6 occupants.

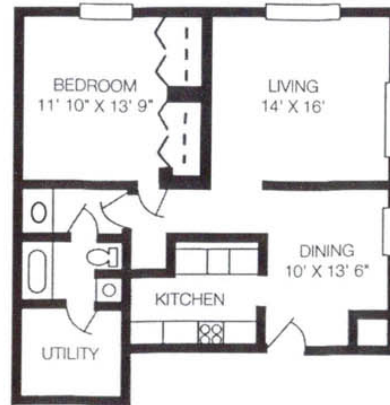




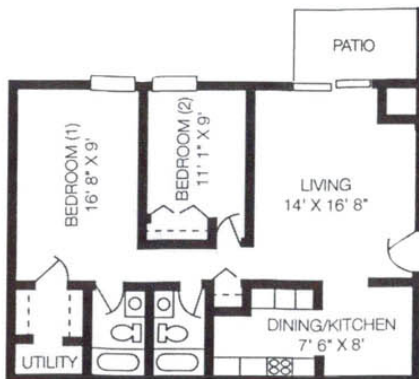
Virginia Commons



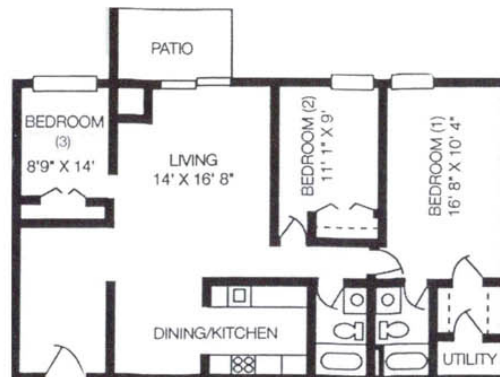
ONE BEDROOM
770 square feet



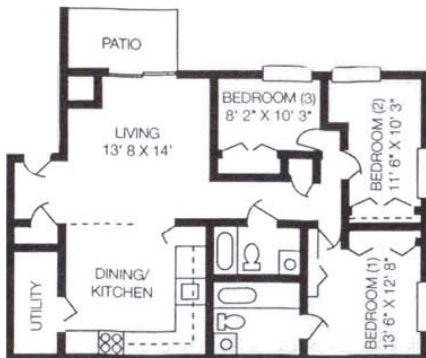
ONE BEDROOM DELUXE
950 square feet



TWO BEDROOM
940 - 1,000 square feet



THREE BEDROOM
1,070 square feet



THREE BEDROOM DELUXE
1,100 square feet

Offering five different spacious floor plans to suit your every need.