

# The Lofts at Fairmount and Oleander and The Cottage at 7<sup>th</sup> Avenue Leasing Information

	<u>Unit 200 (North)</u>	<u>Unit 202 (Middle)</u>	<u>Unit 204 (South)</u>	<u>Cottage</u>
<b><u>Approx Square Feet</u></b>	810	1000	855	1416

**Address** (The Lofts) 1460 West Oleander, Fort Worth, TX

**Address** (The Cottage) 1127 7<sup>th</sup> Avenue, Fort Worth, TX

**Utilities:**

Electricity: Loft Units & Cottage are separately metered and the Tenant pays all electrical charges.

Gas: Cottage is separately metered and the Tenant pays all gas charges; gas is included and paid by Landlord for Loft Units.

Water: Included: Landlord pays water

**Telecommunications:**

Telephone: Loft Units and Cottage are wired with telephone outlets in multiple locations; if Tenant desires telephone service Tenant must activate its own account with telephone provider.

Internet: Loft Units and Cottage are wire with data outlets in multiple locations; if Tenant desires internet service Tenant must activate its own account with internet.

Cable: Loft Units and Cottage are wired with cable outlets in multiple locations; if Tenant desires cable service Tenant must activate its own account with cable provider.

**Alarm System:** An Alarm System has been installed in each Loft Unit and the Cottage. If Tenant desires to activate, Tenant must enter into monitoring contract with Alarm Company with Tenant to pay monthly monitoring fee.

**Parking:** Common parking provided.

**Smoking Policy:** No smoking is permitted anywhere on the premises.

**Pets:** Generally no pets are permitted; Landlord reserves the right to permit pets on a case by case basis as determined by Landlord in Landlord's sole discretion.

**Contact Information:** Jack Larson – Email: [jl Larson@mellinalarson.com](mailto:jl Larson@mellinalarson.com); Phone: (817) 336-1230

***The information contained in this document consists of summary information only – any lease arrangement will be subject to the full terms and conditions of the written Lease Agreement, which shall control all aspects of the leasing arrangement.***