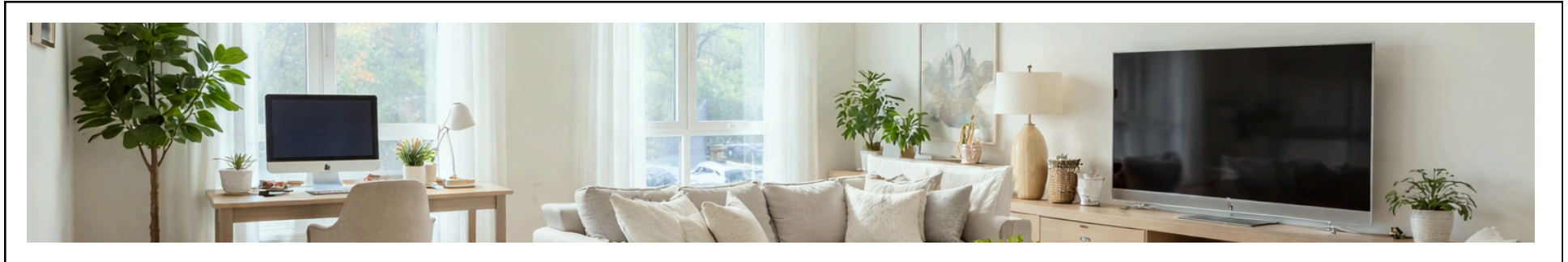


# ONE PARK

Here, your home was designed with serenity in mind.



## FEES + DEPOSITS

- \$50** Screening fee per applicant over 18 years
- \$750** Security Deposit ( With standard approval)
- \$99** Internet per month (Provided by GoNeTSpeed )
- \$400** Amenity fee per lease term 6 -18 months
- \$200** Amenity fee per lease term 3-5 months

## RENTABLE OPTIONS

- \$175 Mo.** Garage Parking
- \$60 Mo.** Storage Units
- \$10 Mo.** Bike Storage

Rentable items are for resident use only.

Minimum term for is 1-month.

## PET POLICY

Pets are welcome at One Park with prior management approval. Limit two pets per apartment. All pets and assistance animals must be registered with PetScreening before application approval. As a PooPrints community, pet DNA must be submitted. Ask us for more info on PetScreening and PooPrints.

## LUXURY FEATURES

- In Unit Washer/ Dryer
- Stainless Steel Appliances
- Modern Cabinetry
- Italian Porcelain Countertops
- Matte Black Hardware
- Spa Inspired Baths
- High Speed Fiber Internet (GoNeTSpeed)
- Indoor Trash Chute System

*Utilities are individually metered and not included in listing price.*



## FLOOR PLANS

## SQFT

Studio	436 - 637
Studio W/Loft	603 - 768
1-Bedroom	531 - 1,014
1-Bedroom W/Den	899 - 1046
1-Bedroom W/Loft	773 - 1015
2- Bedroom	1,006 - 1361
3-Bedroom	1,300



**One Park West Hartford**

**Luxury Apartments**

**oneparkleasing@lexingtonct.com**

**www.livewesthartford.com**

**(860)-422-4033**



**How did we do?**

# AUTHENTIC EXPERIENCE

Our residents enjoy all the wonderful aspects of West Hartford living without the residential isolation or home maintenance responsibility.



## Travel time

With a commute close enough to downtown Hartford, you'll never have to compromise preserving your peace of mind or the size of your home.



## Historical Landmark

The legacy of the Sisters of St. Joseph of Chambéry is a reminder that compassion and connection are the foundation of our community.

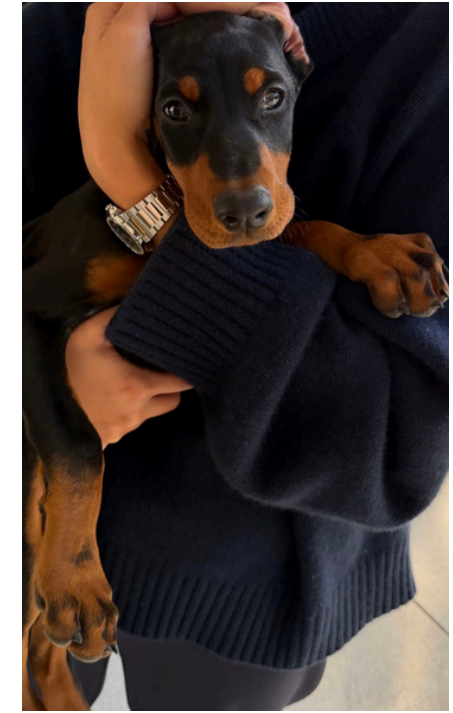


## Adaptive Reuse

Though the use of the building has changed. We honor it's history deeply, and look forward to the future.

## No Breed Restrictions

With open arms, we welcome your four-legged loved ones.



## Drive Up Statement

You'll never get tired of coming home to a beautiful property.



# SOPHISTICATED COMFORT

Designed to seamlessly transform your lifestyle with luxury and freedom. You'll appreciate unhurried mornings and relaxed evenings.



## Coffee Bar

A complimentary coffee + hot beverage bar made for indulgent mornings.



## Coworking Spaces

Our conference room and privacy pods allow productivity to flow without the need for a reservation or commute.

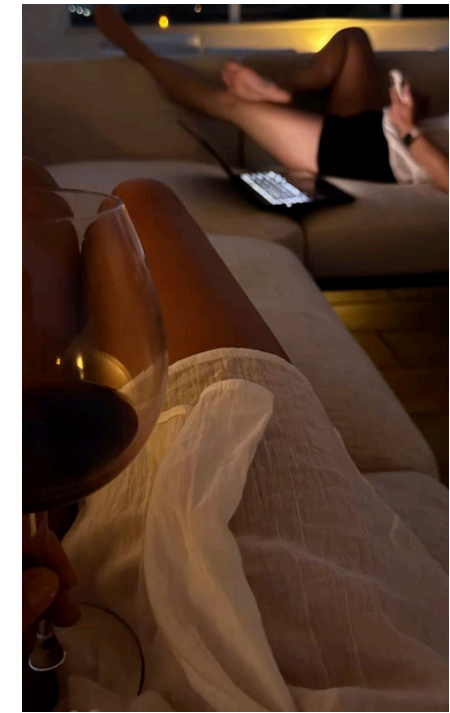


## Deliveries

Our indoor mailroom + package concierge system keeps life organized.

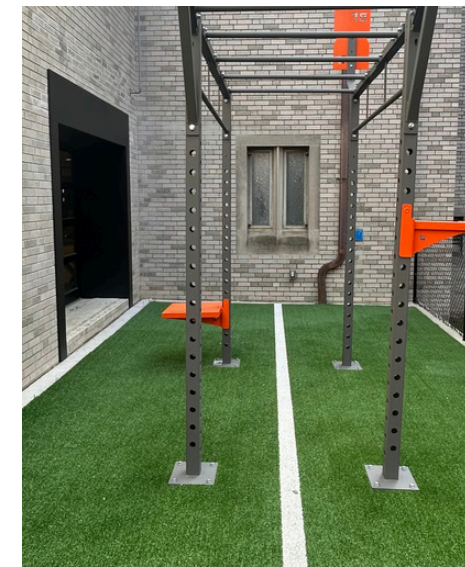
## Fireside + Skyward Lounge

Relax and unwind with a view and fresh air.



## 24Hr Fitness Center

Indoor + outdoor wellness schedules have no time restraint here.



# YOUR LIFE MADE SIMPLE

Your time is returned to what matters most. Our community is curated to anticipate lifestyle needs before they arise. So, you can live comfortably, knowing everything has already been considered.



## On-Site Maintenance

Nearly effortless, just let us know. We'll take care of it for you.



## Restricted Access Community

The calm confidence and privacy here is intentional. With security discreetly placed for your peace of mind.



## Assigned Garage Options

Private arrival and departure, sheltered from the elements.

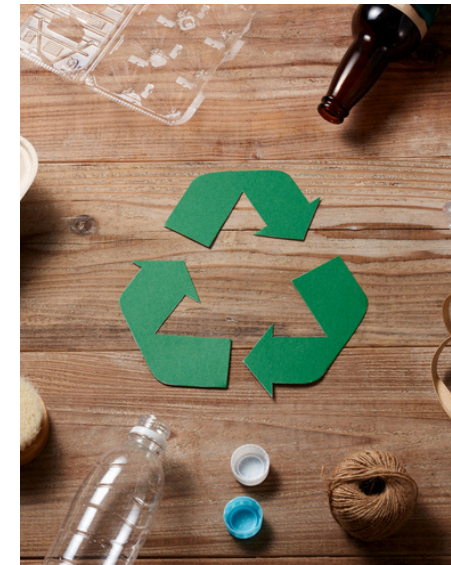
## On-Site Leasing Office

Support is never distant. Familiar faces with efficient resolution.



## Contactless Trash Chutes

A subtle preservation of year round cleanliness without stepping outside.\*



# PREFERRED EMPLOYER PROGRAM

We offer one-time benefits to residents who work for major employers in our area.

\$50.00 Screening fee waived upon move-in ( 1 Application only )

50% off \$400 Amenity Fee - Applicable for 1st lease term only.

50% off \$400 Non-refundable Pet Fee

## INSURANCE + HEALTHCARE

UCONN Health  
Hartford Healthcare  
Trinity Health  
CT Childrens Medical Center  
The Hartford  
Aetna  
United Healthcare Travlers

## MEDIA + TECH

Pratt & Whitney  
Infosys  
ESPN  
News Outlets

## EDUCATION

UCONN  
Trinity College  
University of St. Joseph  
University of Hartford

## STATE + GOVERNMENT

Active Military  
Police - Fire  
EMT - Paramedics  
Department of  
Transportation  
All State of CT personnel

# ONE PARK

FULLY FURNISHED OR CORPORATE APARTMENT

## The following will be included:

- Furniture and housewares
- Appliances: Stove, dishwasher, disposal, refrigerator, microwave, washer/dryer.
- Utilities: Electric, internet, water/sewer
- One parking space

STUDIO	Starting at \$1,100/mo
1 BEDROOM	Starting at \$1,300/mo
2 BEDROOM	Starting at \$1,600/mo

( Pricing is in addition to the base rent. )



“Everyone needs furniture, not everyone needs it forever.”

## Charges / Deposits:

Tenant Screening Fee:	\$50.00 Per applicant   \$100.00 corp. screening fee
Amenity Fee:	\$400.00 per lease term
Pet rent:	\$50.00 per month - per pet (if applicable)
Non Refundable Pet Fee:	\$400 per pet - one time
Security Deposit:	\$750.00 with standard approval

## Furniture will consist of:

- Sofa
- Accent Chair ( In 1-bedroom)
- Cocktail table
- End table with lamp
- TV stand with 43' television
- Dining table with cafe chairs
- 2 Pieces of artwork
- Queen bed / murphy bed
- Nightstand (In 1-bedroom)

## Housewares will consist of:

- The essential kitchen set up for 4
- The essential queen size bedding
- The essential bathroom - 4 Sets

## Furry Friends & Pets

We welcome pets at One Park. However, all pets must be pre-approved by management prior to arrival at our community.

All pets and assistance animals must be registered with Pet Screening before application approval.

No more than 2 pets permitted per household.

We do not allow any exotic animals such as birds or reptiles.

(All breeds welcome. )

# CORT®

A Berkshire Hathaway Company



# APPLICATION SUMMARY

## FAIR HOUSING STATEMENT

LEX LAZ West Hartford, LLC and its affiliates are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, or disability.

## HERE'S WHAT YOU'LL NEED

**Photo ID** - Applicants must present valid government issued photo identification for all persons age 18 years and older that will be living in the apartment. Applicants who are not U.S. citizens will be required to verify that they are in the U.S. legally and that their right to be in the U.S. will not lapse during the lease term.

- Drivers License
- Passport

**Proof of Income** - All individual applicants must have a combined source of gross income in an amount no less than 2.5 times the market rental rate. Acceptable Sources of Income may be any of the following:

- Three (3) most current paycheck stubs.
- If you are starting a new job, the future position and salary must be verified in writing via an offer letter on company letterhead and effective within 30 days of the lease begin date.
- If you are self-employed or receive money from non-employment sources, proof of income through: (1) a copy of the previous year's tax returns, (2) a financial statement from a CPA verifying income, or photocopies of three (3) most current bank statements illustrating the ability to pay rent through the entire lease term.
- (Other income may mean, but is not limited to, alimony/child support, trust accounts, social security, unemployment, welfare, grants/loans). Other verification may be required.

We do NOT accept screenshots for proof of income or identification documents.

## IMPORTANT NOTICE:

You must upload a copy of your valid government-issued ID and proof of income or asset-verification documents with your rental application.

If these documents are not uploaded before you submit your application, it will be declined automatically, and you will be required to submit a new application and repay the resident screening fee.

1

Review available floor plans and select the apartment you love.

2

Enter your desired start date and lease term.

3

Complete the online application with your details and submit.

4

Upload your applicable ID and income documents.