

# CITYCENTER at Lynnwood

Affordable Living  
Community in the  
Heart of Lynnwood

Beautiful Newer  
Construction Homes  
Available Now

Define your lifestyle at CityCenter,  
where urban is just beyond your  
front door.

3720 196th St. SW  
Lynnwood, WA 98036

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Fax: 425-215-0821

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.IndigoReal@aptleasing.info

www.CityCenterLynnwood.com

### Office Hours

Open Seven Days a Week  
10am-6pm



This property does not accept reusable  
portable screening reports

### Rents (Trash Included):

Studio-\$1,096

1 bedroom- \$1,176

2 bedroom-\$1,415

12 month lease terms only



**Application Fee:** \$17 per person over age 18

**Holding Deposit:** \$300 refundable\*

\*Non-refundable if you cancel your  
application after 24 hours of *credit* approval  
Holding deposit will be applied to Security deposit  
at move-in

We happily allow up to 2 pets per home

Pet Deposit: \$200 per pet (refundable)

Pet Rent: \$25/month per pet

\*Breed restrictions apply

Garage Parking: \$100/month

Limit 1 Space per Home

DirecTV/Internet Package: \$79/month

Includes 175 channels

500mbps Internet Speed

(other providers not available)

Storage: \$40-\$100/month

We have storages ranging from 4x6 to 5x10.  
Perfect for extra space or those pesky holiday  
decorations!

\*Rent and other charges subject to change any time



### COMMUNITY INFORMATION

Whether you find solace in our indoor pool and spa, or the versatility of the common areas, CityCenter Lynnwood has everything you need to be right at home. Explore our many features and amenities and see what CityCenter Lynnwood has to offer you!

### INTERIOR FEATURES:

- ◇ All New Appliances
- ◇ TV and Internet Package Available
- ◇ Laminate Wood Flooring
- ◇ Full Size Stackable Washer and Dryer
- ◇ Large Walk-In Showers Available
- ◇ Contemporary Counters and Cabinets

### COMMUNITY FEATURES:

- ◇ Indoor Pool and Spa
- ◇ Trash Chutes
- ◇ Bike Racks
- ◇ Business Center
- ◇ Controlled Access Building
- ◇ Pool Table & Shuffleboard
- ◇ Elevators
- ◇ TV Lounge
- ◇ 24-hour Emergency Maintenance
- ◇ 24-hour Fitness Center
- ◇ Community Courtyard with Fireplace
- ◇ Rooftop Terrace with BBQ Access

### INCOME QUALIFICATIONS:

- ◇ 1 person \$41,800
- ◇ 2 persons \$47,800
- ◇ 3 persons \$53,750
- ◇ 4 persons \$59,700
- ◇ 5 persons \$64,500

### STUDENT QUALIFICATIONS:

- ◇ Please let us know if everyone in your household will be full time students