



Colonial Court Terraces

36643 Woodward Ave. *Birmingham, MI 48009*
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A historically charming community just walking distance from downtown Birmingham's numerous bistros, boutiques, and entertainment venues. Birmingham school district.

Colonial Court offers spacious 2 bedroom/1 bath apartments with shared basement and 2 & 3 bedroom townhomes with full size private basements. Select 3 Bedrooms offer wood burning fireplaces and detached garages.

Our RENOVATED homes feature:

- Refrigerator, range, dishwasher, microwave and garbage disposal
 - Central heat/air conditioning in the townhomes
 - Wall unit air conditioning in the apartments
 - Assigned, covered & illuminated carports
 - Electric washer/dryer hook up in your basement
- Townhouses offer hardwood floors on the main level
- Wood decks or cement patios depending on location
 - Custom wood blinds
 - Brushed nickel fixtures and hardware

FREE WATER, SEWER, & TRASH REMOVAL!

Rental Rates are based on a 12 month lease agreement:

2 BEDROOM 1 BATH APARTMENT	860 sq ft	\$1295.00/mo*
2 BEDROOM 1 BATH TOWNHOUSE (Woodward Addresses)	950 sq ft	\$1425.00/mo*
2 BEDROOM 1 BATH TOWNHOUSE	950 sq ft	\$1525.00/mo*
2 BEDROOM 1.5 BATH DUPLEX TOWNHOUSE	1100 sq ft	\$1695.00/mo*
2 BEDROOM 1 BATH TOWNHOUSE w/DEN	1100 sq ft	\$1695.00/mo*
3 BEDROOM 1.5 BATH TOWNHOUSE (Colonial Ct. Addresses)	1200 sq ft	\$1895.00/mo*
3 BEDROOM 1.5 BATH DUPLEX TOWN HOUSE (Redding Rd. Addresses)	1200 sq ft	\$1995.00/mo*

*6 month lease available = \$100 monthly premium in addition to market rate

*Prices subject to change at any time without a reservation deposit.





Rental Qualifications:



Proof of income can be any of the following:



- Two (2) most recent consecutive pay stubs
- New Hire/Offer Letter
- Income tax return from prior year and proof applicant is still with the same employer, i.e. a letter from employer on letterhead



Positive Credit and Rental History are required. Must prove minimum gross income of 3x the monthly rent.



Security Deposit:



Security deposit is equal to one month's rent with approved credit.



To apply, \$100 reservation deposit is required along with a completed application, proof of income, residency verification and copy of Government or State issued photo ID. The reservation deposit is non-refundable in the event of cancellation.



Balance of security deposit is due within two (2) business days after approval and is non-refundable in the event of cancellation.



All monies submitted must be in the form of money order or cashier's check. No cash or personal checks are accepted. We do accept VISA, MasterCard or Discover; however, there is 3% processing fee to utilize a credit card.



Pet Policy:



We allow indoor cats, and dogs for an additional charge of \$25 per month for one or \$40 per month for two (max), along with a one-time \$300 non-refundable pet fee. No aggressive breeds. No exotic animals. Pet policy is not negotiable. **WE ALLOW LARGER DOGS NOW!!**



**NO APPLICATION FEES
NO LEASE ADMINISTRATIVE FEES
NO CLEANING FEES**



*If you have been referred to Colonial Court, by a current resident, you must indicate who referred you on your first inquiry to our property in order for the referral to be honored. Your first inquiry is considered to be a visit, a phone call or an email.



Providing you are approved and sign a 12 month lease, the current resident receives a \$200 rent credit and you receive a \$100 credit off your 1st month's rent!



* Special terms apply to referral program *

