

## **Frequently Asked Questions for The Landing**

### **Where is the best place to find information regarding available apartments?**

Visit our website for availability updated in real time with floor plans and video tours. You can also find us on numerous third-party sites like Zillow.

### **Are there two-bedroom apartments?**

There is only one two-bedroom apartment on The Landing, the rest are studios and one-bedrooms.

### **Is there on-site storage? What about bike storage?**

There is no on-site storage, however, there are storage units less than one block away. Bike racks are installed in several residential lobbies, however, the best place for storing your bike will be in your apartment.

### **Is there community space (patio, grills, etc.)?**

There is not a community space per se, we consider all of the wonderful amenities of The Landing our community space.

### **Is parking provided?**

Parking is not included with apartment rental; however, tenants may lease one monthly parking pass per apartment in the Rousseau Garage (1 E Main Street) for \$85 per month. If parking is full, tenants can be added to the waitlist. There is on-street parking and approximately ten lots within .25 miles of The Landing. A comprehensive list of downtown parking lots and garages can be found at <http://downtownfortwayne.com/parking/>.

### **Which appliances are included in the apartments?**

All apartments come with a dishwasher, disposal, microwave, refrigerator with ice maker, and electric range.

### **Do tenants pay utilities?**

Tenants are responsible for electricity, cable, and internet. The Landing pays for water, sewer, trash, and recycling.

### **Are pets allowed?**

Yes, we love pets! We require that the tenant sign our Pet Addendum, provide a \$250 deposit, and pay \$35 each month per pet. We do not have size or breed restrictions. We do not allow aquariums. Service animals do not require a pet deposit or monthly rent.

### **Are apartments non-smoking?**

Smoking is prohibited in all of the apartments and common areas. Additionally, smoking is prohibited within 100 feet of any entrance and exit.

### **What are tenants allowed to hang on the walls?**

Tenants may hang TVs and art themselves. The expectation is that the walls will be returned to their move-in condition or The Landing will do the repairs and deduct the cost from the security

deposit. We do not allow items to be hung on historic features we have restored (exposed brick, concrete, block, etc.).

**What does “common laundry” mean?**

We offer a common laundry room on each residential floor instead of in-unit washer and dryers. The cost of a load of laundry is \$1.75 which can be paid with coin or via an app on your phone.

**Can tenants rent their apartments on sites like Airbnb?**

No. Subleasing or renting the apartments is prohibited.

**How long are the leases?**

Twelve months is our standard lease term.

**How can I secure an apartment? Is there an application fee?**

To initiate the process of securing an apartment, please visit [www.thelandingfw.com](http://www.thelandingfw.com) and apply online under the 'Available Apartments' section. A non-refundable application fee of \$55 is required. Subsequently, your information will undergo screening by a third-party service. Upon approval, you will be promptly contacted to finalize the leasing agreement and submit the full security deposit along with the first month's rent to secure the apartment. Please note that failure to complete these steps within 48 hours will result in the apartment becoming available to other applicants.

*Note: Applications are processed in order of receipt. If for whatever reason you decide you do not want the apartment, security deposit are forfeited. Additional documents and verification may be required for certain apartments and programs offered at The Landing. Applying does not guarantee you will have an accepted application. There may be an applicant who submitted before you who may be approved for the apartment you are applying for. Should you not get your first-choice apartment, your application will remain on file and can be used for another apartment now or in the future. If your application is more than 30 days old, another application fee will be required to perform a new screening.*

**How long does it take to process the application? How soon will I hear back?**

We can get back to you regarding your application within a matter of days.

**How do I find out about events, business openings, and keep tabs on what's new on The Landing?**

Follow us! on Instagram: @thelandingfw, Facebook: The Landing Fort Wayne, and visit our website: <http://thelandingfw.com>

