



Townhomes – Direct access to your home & attached garage included with rent

1 Bedroom	1 Bath	The Bedford 1 st Floor 1 car garage	820 SF	\$1,815.00 per month
1 Bedroom plus Study	1 Bath	The Cambridge 2 nd Floor 1 car garage	1073 SF	\$2,300.00 per month
2 Bedroom	2 Bath	The Amherst 1 st Floor 1 car garage	1093 SF	\$2,350.00 per month
2 Bedroom	2 Bath	The Easton 2 nd Floor 1 car garage	1136 SF	\$2,450.00 per month
2 Bedroom	2 Bath	The Freeport 2 nd Floor 1 car garage	1157 SF	\$2,475.00 per month
3 Bedroom	2 Bath	The Danbury 2 nd Floor 2 car garage	1268 SF	\$2,750.00 per month
3 Bedroom	3 Bath	Sagamore, Middle Ranch Townhome 2 car garage and 824 SF Finished Lower Level	1519 SF	\$3,875.00 per month
3 Bedroom plus Study	3 Bath	Sequoia, End Ranch Townhome 2 car garage and 965 SF Finished Lower Level	1772 SF	\$4,075.00 per month

Apartment Homes

1 Bedroom	1 Bath	The Canterbury	806 SF	\$1,615.00 per month
1 Bedroom	1 Bath	The Briarwood	837 SF	\$1,675.00 per month
2 Bedroom	2 Bath	The Asbury	1067 SF	\$2,135.00 per month
2 Bedroom	2 Bath	The Devonshire	1072 SF	\$2,165.00 per month
2 Bedroom	2 Bath	The Fairmont	1138 SF	\$2,275.00 per month
2 Bedroom	2 Bath	The Hawthorne	1164 SF	\$2,325.00 per month
2 Bedroom	2 Bath	The Edgewood	1244 SF	\$2,485.00 per month
3 Bedroom	2 Bath	*The Glover	1331 SF	\$2,700.00 per month

**The Glover rent includes a one car attached garage*

3rd floor has higher ceilings – The rent is an additional \$75.00 for apartments on this floor

Apartment Garage - \$175.00 per month; Larger Garages 1 & 7 are \$195.00 per month



Leasing Information

Thank you for your interest in making Parker Place your new home! We pride ourselves on helping to make your move as easy as possible. Here is what is required. Please feel free to contact us at the Leasing Office (585)224-0887 with any questions.

Requirements to reserve a home

- Completed and signed application
 - o Information/Documents required for application review:
Employment/Income Verification
Rental History
Copy of Driver's License or Passport of Applicant/Co Applicant and all occupants over the age of 18 years.
- Set up an appointment to sign a Hold Agreement or ask to be added to our Waiting List. A deposit of \$1,000 is required when signing a Hold Agreement. This amount will be applied to your security deposit once a lease agreement is signed.

Signing a Lease Agreement

- Once your application is approved & we have a move in date for your new home, you will be required to sign a Lease Agreement
- The security deposit is equal to one month's rent and is due upon signing the Lease Agreement
- Your first month's rent will be due at move in.

Frequently Asked Questions

What is included with the monthly rent?

Your monthly rent will include landscaping, snow removal, maintenance inside and out of your home, weekly trash service, high speed internet and standard cable, water and

sanitary sewer, 24 hour emergency maintenance and access to our community amenities. Gas and Electric utilities are not included with the monthly rent.

What amenities does Parker Place offer?

The Community Center will include a club room, a library, conference room which can be rented out for private events, 24 hour-controlled access to the Fitness Center, a complimentary coffee bar, a resort style pool, and WiFi will be available in the Community Center and pool area. Parker Place will also include sidewalks throughout the community.

Do you offer a short-term lease?

No, we do not offer a short-term lease. The initial lease agreement can be signed for 1-2 years. Leases are renewed on a yearly basis thereafter.

What is your pet policy?

Cats & Dogs are both allowed at Parker Place. We will welcome 2 pets per home. A breed restriction does apply. Please ask to see a copy of our pet agreement for details. We require a \$275.00 pet cleaning fee upon move in. There will be a monthly pet fee of \$40.00.

The following specific breeds of dogs or dogs mixed with these breeds are not permitted: Pitt Bulls (American Staffordshire Terriers, Staffordshire Bull Terriers or American Pit Bull Terriers), Bull Terriers, Bull Mastiffs, German Shepherds, Huskies, Malamutes, Doberman Pinschers, Rottweilers, Chow Chows, and Rhodesian Ridgebacks.

What is Reasonable Accommodation?

The New York State Human Rights Law requires housing providers to make reasonable accommodations or modifications to a building or living space to meet the needs of people with disabilities. To request a reasonable accommodation, please contact the Property Manager, Margaret Swedrock, by calling the Leasing Office or by e-mailing mstedrock@pmhomes.com. You will need to show Parker Place proof of a disability or health problem that interferes with your use of housing, and that your request for accommodation may be necessary to use and enjoy your home or amenities offered by our community.