



Standard 1 bed living room

## FAQs

How old are the apartments?

*Our apartments are between 10 to 24 years old. All well kept and in excellent condition.*

Are the apartments in a gated community?

*No, our apartments are not in a gated community.*

Are tenants allowed to have grills?

*Tenants on the first floor are allowed to have grills per the insurance company policy.*

What is the lease policy?

*We have a one year lease. Shortened lease terms are sometime available depending on the market.*

What is your policy for breaking a lease?

*In the event that a tenant wants to cancel the lease before the end of the term, they will be responsible for two (2) month's rent. The tenant will be required to vacate the apartment within 30 days and will forfeit half of the security deposit as a penalty.*

How much is the security deposit? Is it refundable?

*The security deposit for any apartment is equivalent to one month's rent. Security deposits are refunded at lease termination if there are no damages. Please note that Denmar Builders will not refund a security deposit once we have held an apartment off the market and a potential tenant backs out.*

Are the apartments furnished?

*No, our apartments are not furnished. Included in the apartments are a refrigerator, stove and dishwasher.*

Are pets allowed?

*We allow cats only. No dogs, no exceptions.*

## General Information

- All potential tenants are required to view an apartment before we will accept a security deposit.

Our apartment managers show M-F during the evening, as well as weekends at their own availability.

- Accepted forms of general payment: Personal Check, Traveler's Check, Money Order, Cash
- All tenants pay the electric bill. Denmar Builders pays the water, sewer and trash.
- Our maintenance employees take care of your needs.
- The swimming pool is open during the spring and summer from 9:00 am to 9:00 pm.

Closed:

Saturdays & Sundays  
All major holidays

### Denmar Builders, Inc.

ph 217.698.7200

fx 217.698.7203

mo denmarapartments@gmail.com  
www.denmarapartments.com

\*\*\* Denmar Builders is now recycling at our office location! The service is available free of charge to tenants only. \*\*\*

## Denmar Builders, Inc.

3330 Ginger Creek Drive, Suite A  
Springfield, IL 62711

Ph: (217) 698-7200

Fax: (217) 698-7203

We have a 24-hour answering service that can be reached after hours on weekdays and all day on weekends.

We're thrilled you're interested in our community at Denmar Builders, Inc!

We lease and manage several 1 and 2 bedroom apartment units here in Springfield.

Are you looking for a new home? Ask us today how you can view our apartments!



[Facebook.com/DenmarBuilders](https://www.facebook.com/DenmarBuilders)

[Twitter.com/DenmarBuilders](https://twitter.com/DenmarBuilders)

[http://gplus.to/DenmarBuilders](https://plus.google.com/DenmarBuilders)

[www.denmarapartments.com](http://www.denmarapartments.com)

### Office Hours:

Monday – Friday

8:00 – 4:30



Standard 1 bedroom kitchen

## Room Dimensions

### 1 bedroom standard

625-750 square feet

Bedroom: 11' 0" by 15' 3" & 14' 4" by 10' 1"

Living Room: 20' 0" by 11' 8" & 11' 5" by 13' 0"

Dining Room: 7' 9" by 8' 0"

Kitchen: 14' 0" by 8' 0" & 7' 7" by 8' 7"

### 1 bedroom luxury

850 square feet

Bedroom: 12' 7" by 15' 11"

Living Room: 12' 10" by 13' 4"

Dining Room: 9' 1" by 12' 0"

Kitchen: 7' 7" by 12' 7"

### 2 bedroom standard

900-950 square feet

Master Bedroom: 15' 3" by 10' 6" & 12' 2" by 9' 9"

Regular Bedroom: 11' 4" by 10' 6" & 10' 3" by 12' 2"

Living Room: 14' 1" by 15' 6" & 13' 3" by 19' 4"

Dining Room: 10' 0" by 7' 2" & 12' 9" by 7' 10"

Kitchen: 9' 1" by 7' 2" & 7' 10" by 9' 5"

### 2 bedroom luxury

1,080 square feet

Master Bedroom: 12' ½" by 13' 10"

Regular Bedroom: 10' 7" by 11' 9"

Living Room: 12' 8" by 15' 9"

Dining Room: 9' 5" by 13' 10"

Kitchen: 6' 0" by 11' 10"

Visit our website to view floor plans of our apartments!

## Apartment Features

- Air Conditioning
- Ceiling Fan
- Deck/patio
- Disability Access
- Dishwasher, stove, refrigerator
- New Carpet and Vinyl
- Garages & Storage Units for additional rent
- Washer/Dryer in units, with the exception of Smythberry Village

Be sure to visit our website to view more photos of our apartments:

[www.denmarapartments.com/denmar-builders/smythberry/](http://www.denmarapartments.com/denmar-builders/smythberry/)



Standard 1 bedroom



Standard 1 bedroom dining room

## FAQs Cont'd

Do you accept Section 8?

*No, we do not accept Section 8.*

Does someone plow the snow during the winter season?

*Yes, either the city or our employees will plow snow from the parking lots during the winter.*

Is your neighborhood safe?

*Yes, our neighborhood is safe and is a family-friendly environment.*

Are tenants allowed to make copies of their door key?

*Yes, we allow our tenants to make copies of their door keys as long as they turn them in at move out.*

How do I set up an apartment showing?

*Simply call the office to schedule an appointment! We'll take your name and contact information, and schedule a mutually-convenient time to pair you with one of our apartment managers.*

In what school district are the apartments located?

*Springfield School District 186. The schools within that district are Benjamin Franklin Middle School and Springfield High School.*

Is there parking?

*Yes, we have parking available on site.*

Are tenants allowed to paint the apartments?

*No, tenants are not allowed to paint the apartments. Our staff cleans and paints the apartments before a tenant moves in.*

Is DirectTV allowed?

*Yes, we allow tenants to have Direct TV. However, the Dish cannot be attached to the roof or siding of the building, but can be on a pole or attached to the deck.*

Do the apartments have WiFi?

*No, our apartments do not come with WiFi. However, tenants are allowed to get WiFi through their cable company.*

Is the swimming pool private/ heated? Do you have a lifeguard for the pool?

*Yes, the swimming pool is private and it is heated. We do not have a lifeguard.*