

# ZEINA VILLAGE

1200 E. Highland Ave., Redlands, CA 92373  
(Facing Ford St. Back Area of the South-West Corner of Highland Ave. & Ford Street)

## FREE FIRST MONTH'S RENT FOR FAST MOVE-IN

Or

## TRY BEFORE YOU BUY – LEASE WITH OPTION TO PURCHASE

Or

## PURCHASE NOW AT DISCOUNTED PRICE & RECIVE \$12,000 CREDIT TO CLOSING COST

**ZERO MOVE-IN LEASE:** For applicants with excellent credit, stable income that is 3 times rent amount, and a stable rent history. It's Easy Just Choose to Live at Zeina Village: **No first month rent, No security deposit, No last month rent in advance.** \*

**SECURITY DEPOSIT ONLY MOVE-IN LEASE:** For applicants with good credit, stable income that is 2.5 times rent, and a stable rent history. \*

**LAST MONTH & SECURITY DEPOSIT ONLY MOVE-IN LEASE:** For applicants, less than average credit, stable income that is 2.5 times rent amount and a stable rent history. \*

**TRY BEFORE YOU BUY – LEASE WITH OPTION TO PURCHASE:** For any of the above accepted applicants for an additional \$1500 non-refundable option fee for 12 month option to purchase. The security deposit and \$1000 of each month rent paid on time, and option fee shall be credited to purchase price and/or closing cost. If necessary we can help arrange credit improvement to assist in qualifying for financing. We know you will enjoy living here in Redlands and discover the quality, enjoyment, and fun of care free Zeina Village Living and highly recommend the Try Before You Buy program. \*

### PRICE LIST

<b>Plan A (Approximately 1938 sq.ft.)</b> 3 Bedrooms 2.5 Baths, Living Room, Dining Room, Interior Laundry, 2 Car Garage Attached, 3 Fireplaces, Walk-In Closet <b>SALES PRICE WAS \$429,000</b> (Units: 104, 201, 208, 304)	<b>LEASE:</b>	<b>SECURITY DEPOSIT:\$2,095</b>	<b>\$1,995 per month discounted rent</b>
		<b>REDUCED PRICE TO:</b>	<b>\$361,000</b>
<b>Plan B (Approximately 1666 sq.ft.)</b> 2 Bedrooms 2.5 Baths, Living Room, Dining Room, Interior Laundry, 2 Car Garage Attached, Fireplace, Walk-In Closet <b>SALES PRICE WAS \$414,000</b> (Units: 101, 204, 205, 301, 404)	<b>LEASE:</b>	<b>SECURITY DEPOSIT:\$1,775</b>	<b>\$1,675 per month discounted rent</b>
		<b>REDUCED PRICE TO:</b>	<b>\$331,000</b>
<b>Plan C (Approximately 1447 sq.ft.)</b> 2 Bedrooms 2.5 Baths, Living Room, Dining Room, Interior Laundry, 2 Car Garage Detached, Fireplace <b>SALES PRICE WAS \$399,000</b> (Units: 103, 202, 203, 206, 207, (303salepending), 402, 403, 406, 407)	<b>LEASE:</b>	<b>SECURITY DEPOSIT:\$1,550</b>	<b>\$1,450 per month discounted rent</b>
		<b>REDUCED PRICE TO:</b>	<b>\$311,000</b>

1<sup>ST</sup> PHASE RELEASE UNITS: 104, 202, 204, 304, 405, 407

### MORE QUICK INFORMATION

Go to: [www.ShidlerProperties.com](http://www.ShidlerProperties.com) click on "Featured Listings" for photos, or down load our Rental Application with requirements click on "Rental Application"

**\*RENTS QUOTED AND DEPOSTIS:** Are after any discounts that may apply. Sorry Sec 8 is not considered due to the section 8 allowed rent amounts. Properties and terms offered are subject to credit approval, change or withdrawal without notice. Larger deposit may be required if poor credit or prior eviction. \$30 application fee per adult is not refundable.

**PETS:** Pets considered will be under 20 pounds and require an additional \$500 pet deposit. All pets are not allowed unless in writing, and certain breeds of dogs are not allowed under any situation such as Akita, Malamute, Chow, Doberman Pincher, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, Staffordshire Bull Terrier, Wolf hybrid, or any mixtures of same, or any dog with a biting history.

**ASSOCIATION FEE \$295 per month:** Includes; water, sewer, rubbish, grounds care, pool & spa care, club house, reserves for exterior maintenance, replacements, and building insurance.

### Information deemed reliable but not guaranteed

24-Hour Zeina Information Recording or by Fax CALL: 800-594-2830 Ext 1200 or Rental Application & Qualifying Guidelines by Fax ext 1502

### OFFERED BY

Shidler Development Inc. Real Estate  
Sales – Rentals – Listings – Property Management  
180 W. Highland Ave., San Bernardino CA 92405  
Office: 909-886-7851 Fax: 909-886-7854  
24-Hour Recorded Information: 800-594-2830 Ext 1200  
Email: [ZeinaVillage@ShidlerProperties.com](mailto:ZeinaVillage@ShidlerProperties.com)  
California Real Estate License Number: 00877304

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## **Standard Features:**

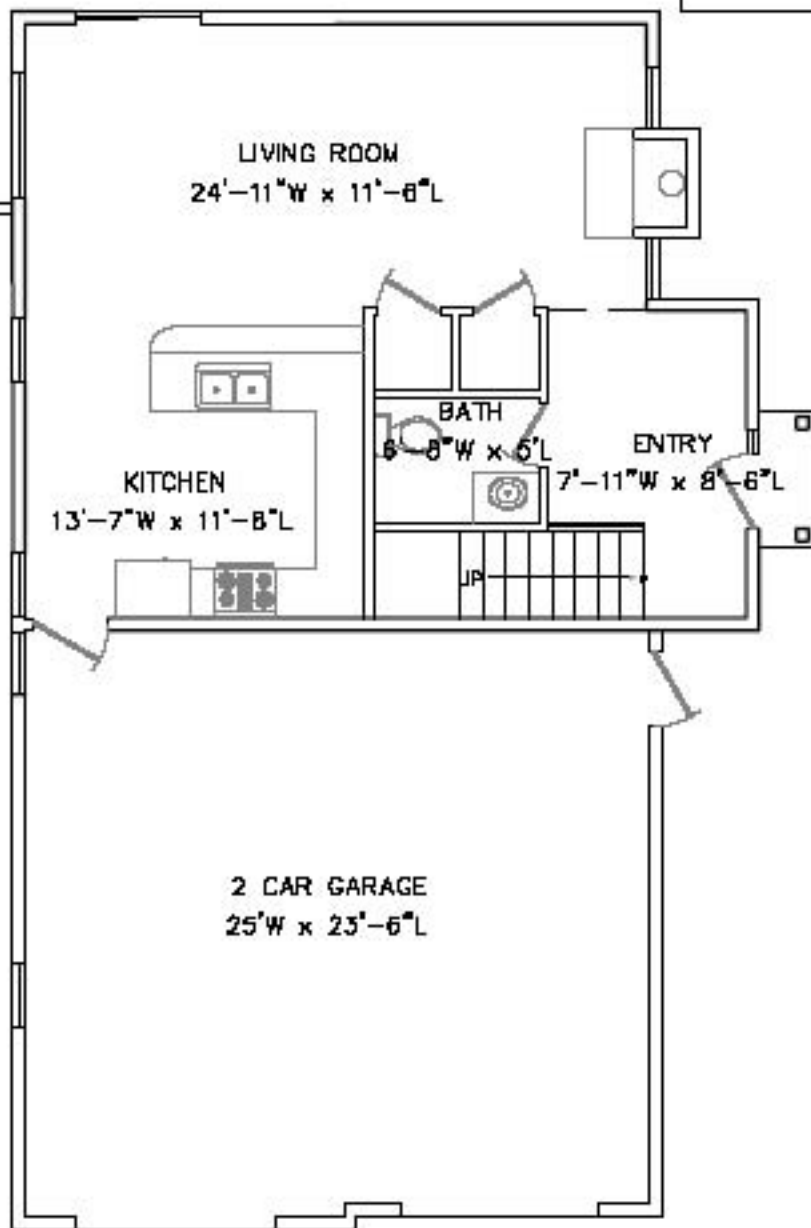
Ceramic Tiles Downstairs & Bathrooms  
Granite Counter Top Kitchen & Bathrooms  
Stainless Steel Appliances (Refrigerator included as option)  
Fire sprinkler system  
Custom Base Boards throughout  
Crown Molding 1st level (except bathroom)  
All solid wood Kitchen Cabinets  
Upgraded dual-pane insulated vinyl Windows/stool/apron  
Wrought Iron Railing  
Fireplaces with both Gas & Wood  
Full hookups upstairs for Washer & Dryer  
Bullnosed corners  
High End Plumbing fixtures  
Recessed lighting  
Smart panel  
Custom entry door  
2 air conditioning units upstairs/downstairs  
Privately fenced balconies and patios  
2 Oversized attached Garages (Plan A & B only)  
Mirrored wardrobes  
Frameless shower doors  
Custom Two Tone paint  
Built-In Granite Top Desk (Plan A&B)  
Pre-wired alarm system with control to all windows/doors  
Association Pool & Jacuzzi  
Furnished Club House with a Full Kitchen  
All concrete pavement  
Lavish Landscaping  
Association Fee \$295/Mo (Included in leasing price)

### **Contact Information:**

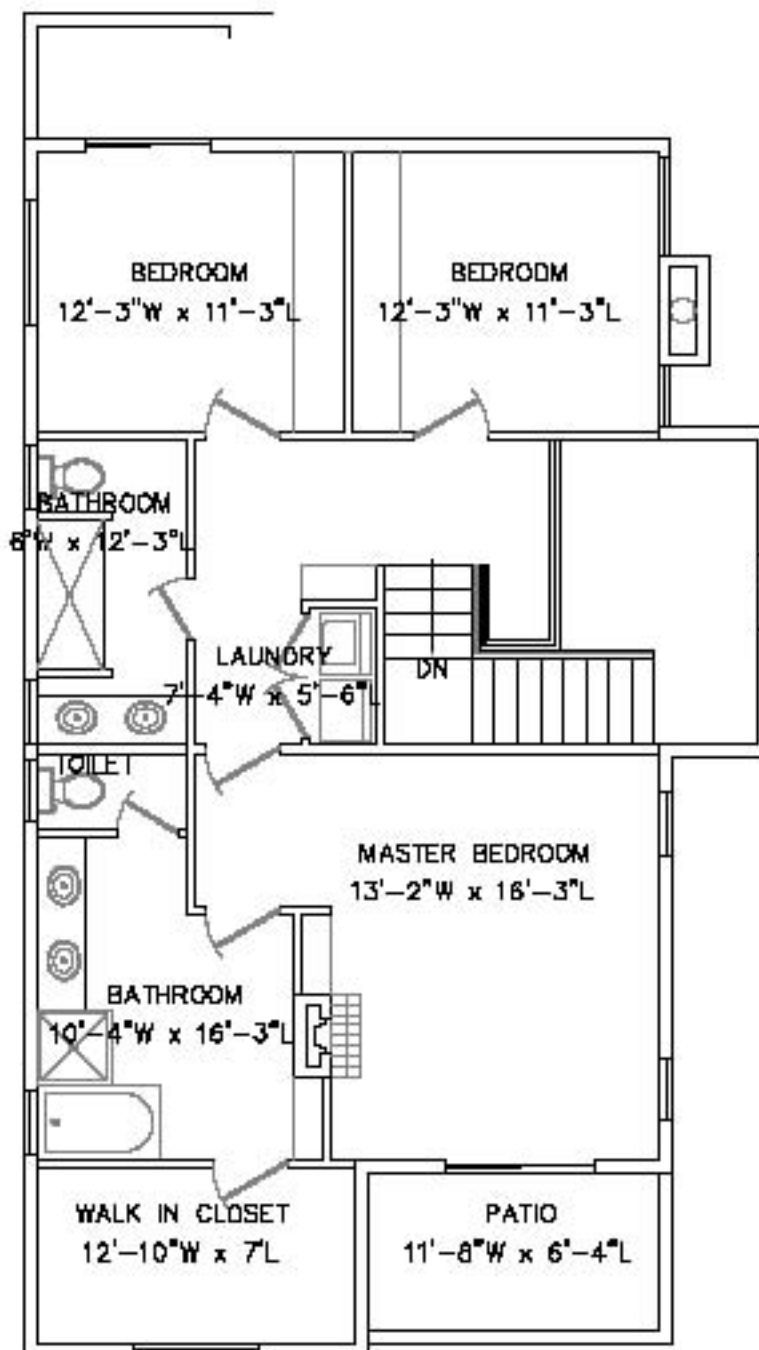
Alana or Kim  
(951) 680-1977

Marwan  
(909) 262-8668

# Floor Plan A

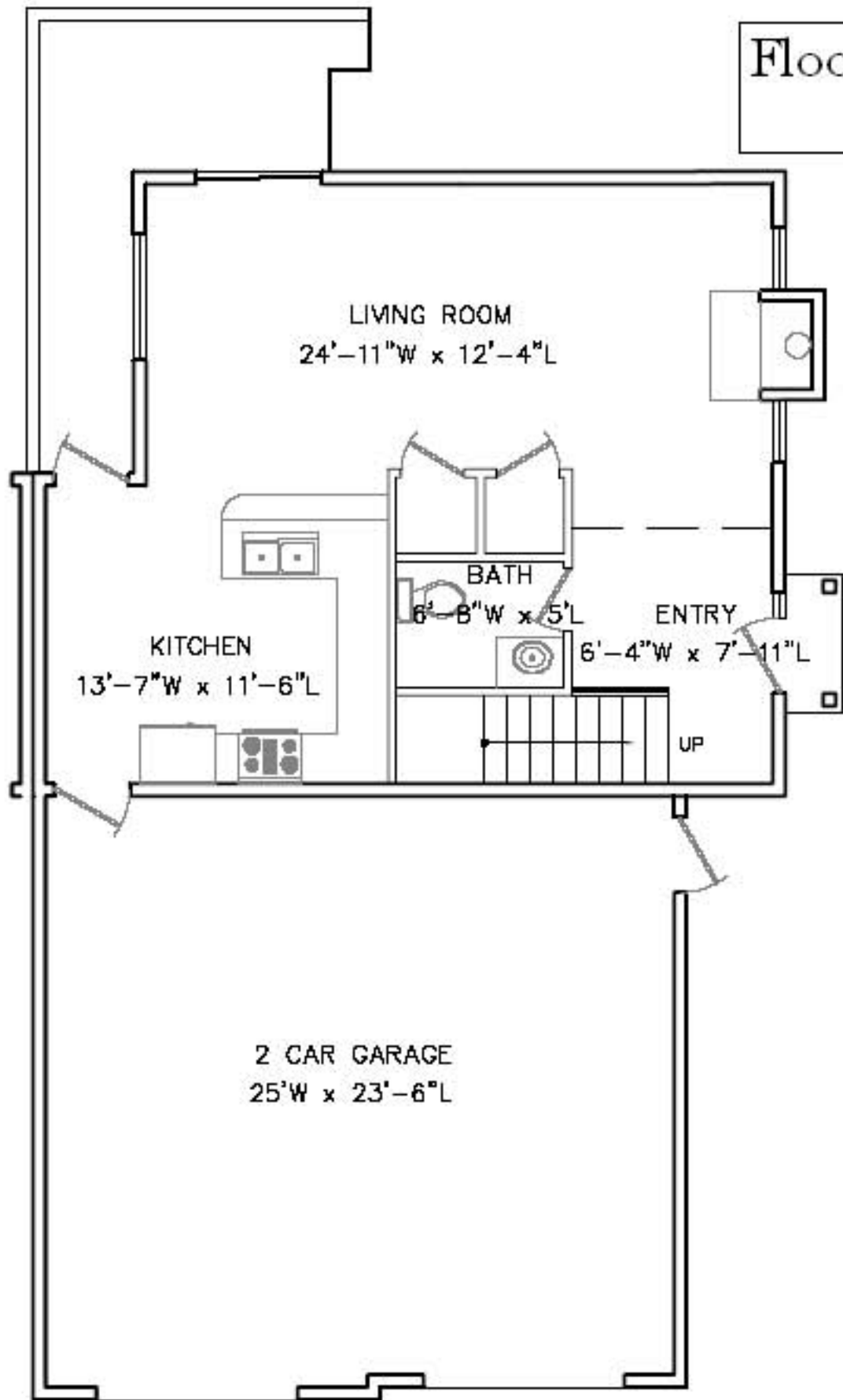


FIRST FLOOR

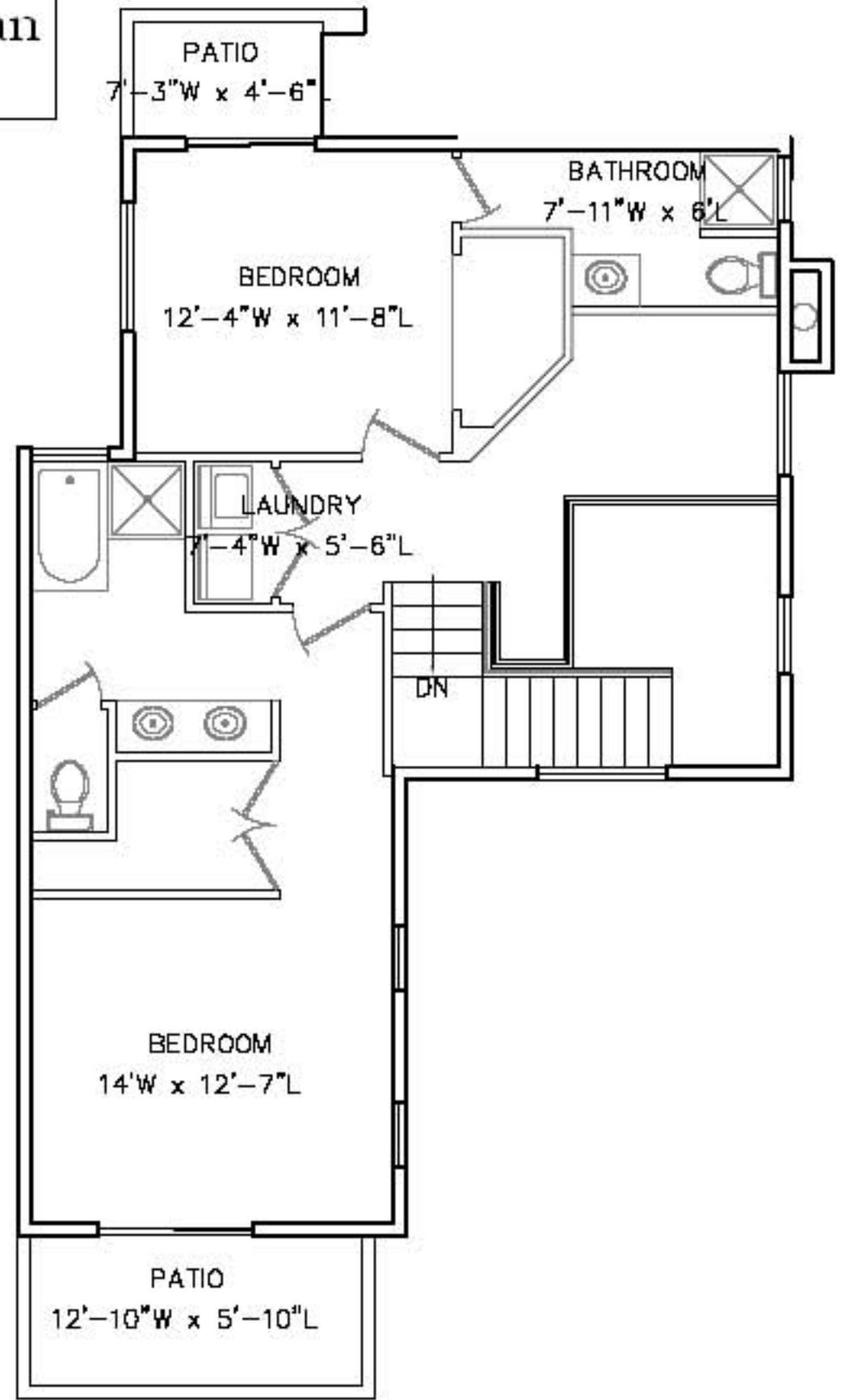


SECOND FLOOR

# Floor Plan B

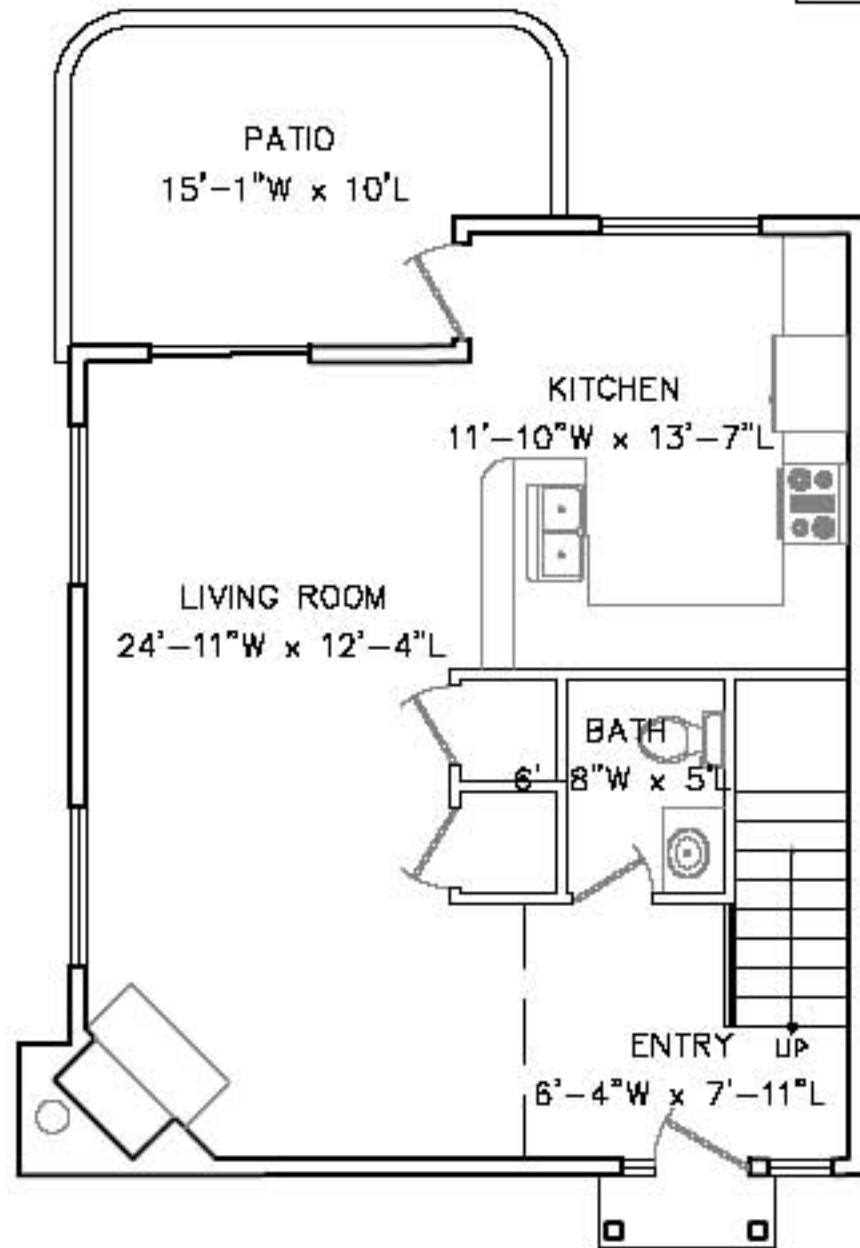


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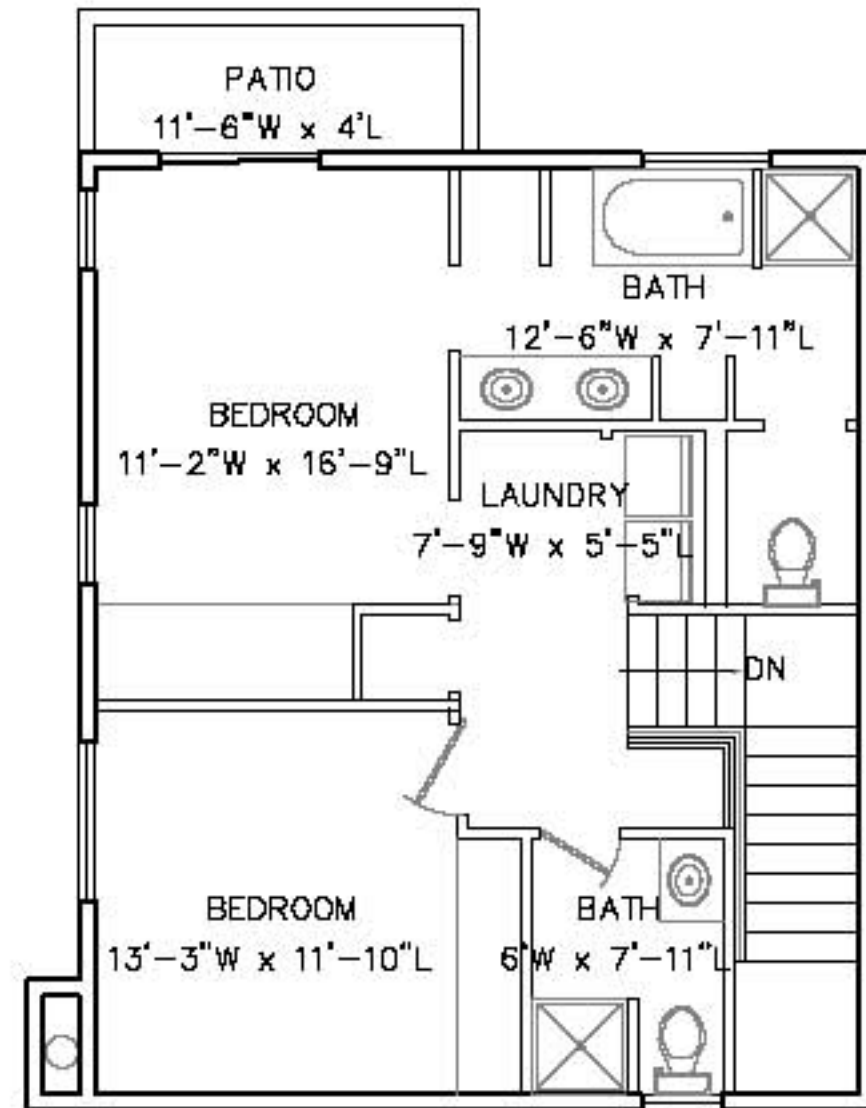


SECOND FLOOR

# Floor Plan C

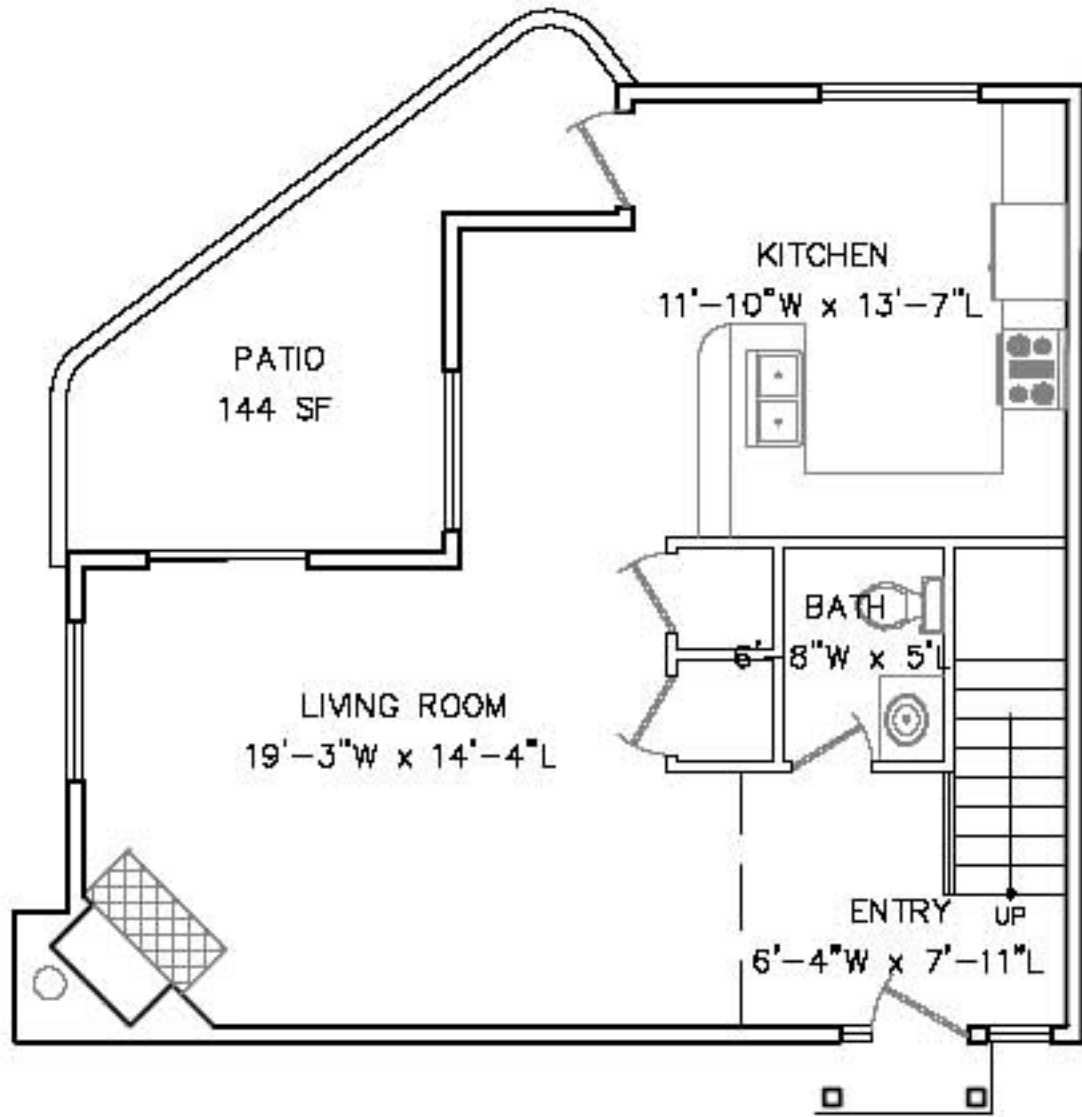


FIRST FLOOR

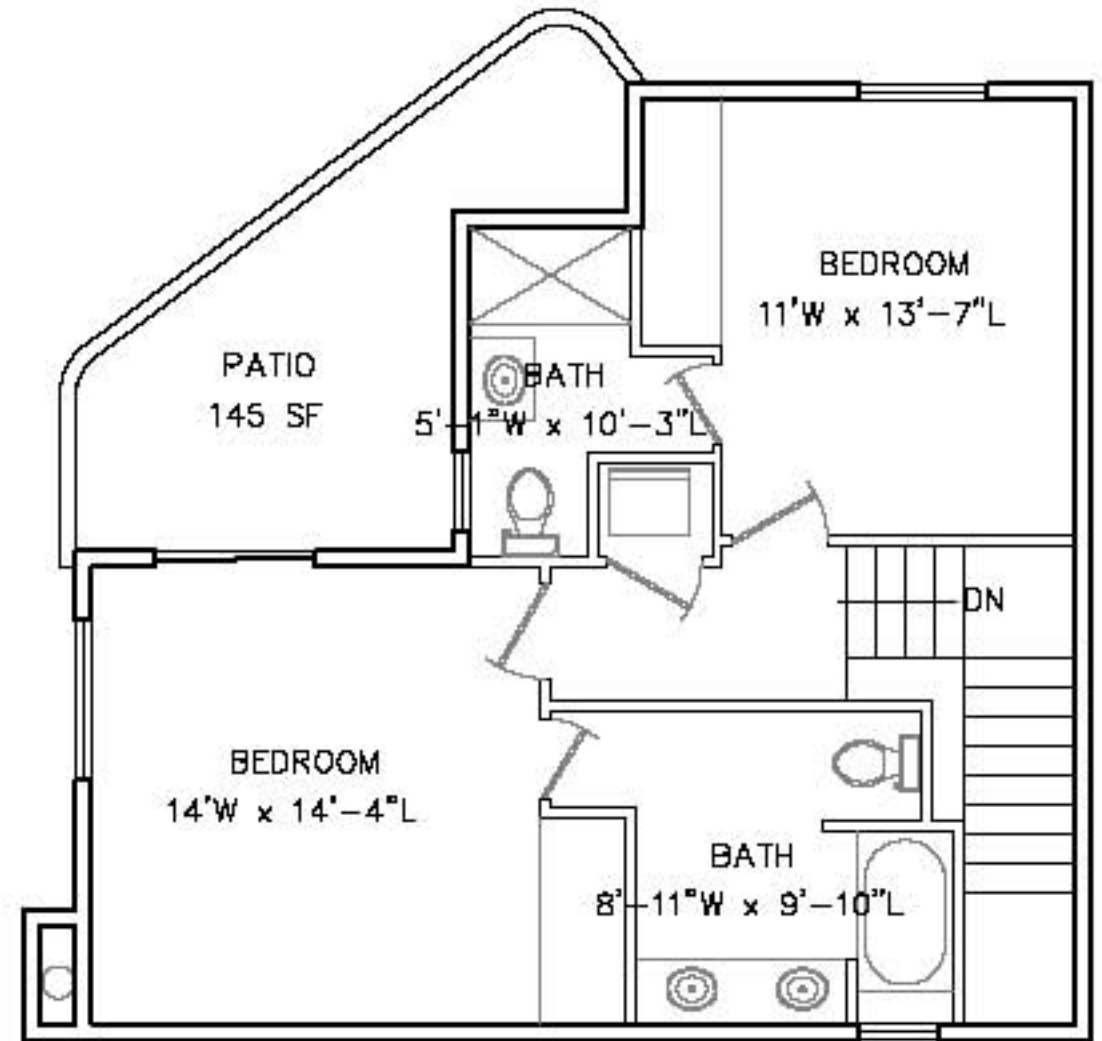


SECOND FLOOR

Floor Plan  
C-M (102)



FIRST FLOOR



SECOND FLOOR