



## COMMUNITY INFORMATION

**Joule La Floresta**  
420 La Crescenta Dr  
Brea, CA 92823  
714-996-4201  
Joule@SimpsonHousing.com  
JouleLaFloresta.com

**Leasing Office Hours:**  
Monday - Saturday: 10 AM - 6 PM  
Sunday: CLOSED

## DEPOSITS AND FEES

**Application Fee:** \$52 per applicant  
**Security Deposit:** \$500 for 1 bed, \$700 for 2 & 3 beds or up to 1 month rent per apartment, based on credit

Acceptable payment methods are check, credit card and certified funds. No cash accepted.

- Application Policies:**
- All occupants must be listed on the application.
  - Application fee is applied to all applicants 18 and older.
  - Application fee and security deposit are due with completed application.
  - All proof of income documents will be verified for legitimacy.

## INSURANCE

- Required Liability Coverage:**
- Policy coverage no less than \$300,000 in personal liability.
  - All lease holders must be listed on policy or have a separate policy.
  - Your physical address must match the apartment you reside in.
  - Additional Interest Address must be added:  
USCMF Joule La Floresta LLC  
PO Box 3687  
Coppell, TX 75019

## UTILITIES

- Water:** Based on usage  
**Valet Trash:** \$50/month  
**Pest Control:** \$5.50/month  
**Admin Utility Bill:** \$6/month  
The utilities above are billed via RealPage Utility Management.  
**Electric:** SoCal Ed, individually metered and billed, account required at move in  
**Gas:** SoCal Gas, individually metered and billed, account required at move in  
**Cable/Internet (optional):** AT&T

## PET FEES

- Pet Deposit:** \$500/pet  
**Pet Rent:** \$50/pet/month
- 2 pets maximum. Cats and dogs only.
  - We do not allow Pit Bulls or any mix combination of this breed. Based on our community's location, there may be other breed restrictions that we follow in accordance with laws.
  - Pets must be approved prior to occupancy.
  - Pet photos and updated shot records are required.

## PARKING/STORAGE

- Parking Lot Open:** \$100/month  
**Parking Lot Reserved:** \$150/month  
**EV Parking:** \$175/month  
**Storage:** \$40-\$180/month



Apply Now!