

# ALL OF THE COMFORT AND CONVENIENCE YOU COULD WANT

Welcome home to the Courts of Camp Springs, a beautifully appointed community located in vibrant Camp Springs, MD. With easy access to Andrews AFB, Downtown DC and Northern VA, we are the place to live in the DMV area.



## ABOUT US

The Courts of Camp Springs is the ultimate in care-free living and offers exceptional service. Enjoy relaxing on your balcony, floating around in our sparkling pool, or entertaining a sunset dinner on your patio. Plan your next big event in our community room, or have fun in one of our playgrounds.

Minutes away from the Blue and Green Metro lines, and easily accessible to all the DMV has to offer, our community keeps you in touch with the history, culture, shopping and dining of our nation's capitol.

Courts of Camp Springs is best appreciated up close and in person. We encourage anyone who is interested to join us for a tour. Affordable opportunities available for those who qualify.

CALL: 833.563.0094 FOR A PERSONAL TOUR

## WHY CHOOSE US

- ✓ Variety of Floor Plans Available, Including Townhouse-style Apartments
- ✓ Friendly Management Staff who Endeavor to Make This Community a Home for its Residents

## PROPERTY FEATURES

- Community Room and Computer Center
- On-site Laundry Centers
- Sparkling Swimming Pool
- Two Playgrounds
- Pet-Friendly, with Restrictions



## APARTMENT FEATURES

- Spacious Layouts, some on 2 Levels
- Fully Appliance Kitchens
- Abundant Closet Space
- Central A/C with Individual Thermostats
- Sunlit Windows and Balconies/Patios



## SERVICE

- Frequent Social Events and Activities
- Curbside Public Transportation
- 24-hour Emergency Maintenance
- Professionally Managed by HallKeen Management



## MONROE

Studio | 1 Bath | 516 SF



## WASHINGTON

Studio | 1 Bath | 518 SF



## ADAMS

1 BR | 1 Bath | 698 SF



## TAFT

1 BR | 1 Bath | 706 SF



## LINDEL

2 BR | 1 Bath | 917 SF



# FLOOR PLANS

For illustrative purposes only.  
Not to scale. Plans indicate  
property layout only.\*

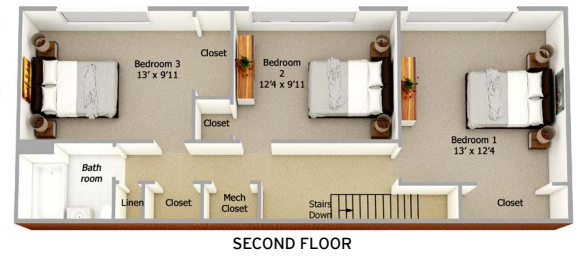
## JEFFERSON

2 BR Duplex | 1 Bath | 888 SF



## LINCOLN

3 BR Townhome | 1 Bath | 936 SF



## KENNEDY

3 BR Townhome | 1 Bath | 990 SF



**HK** HallKeen Management  
RESIDENTIAL | ASSISTED LIVING

\* NOTE: Floor finishes may be  
different from those shown here.



## FIND US

The Courts of Camp Springs  
5327 Carswell Avenue  
Camp Springs, MD 20746  
P: 833.563.0094  
F: 301.423.5228

## PRICING INFORMATION

### Average Rents:

Studio \$1250/month

1 Bedroom \$1,300/month

2 Bedroom Flat \$1,575/month

2 Bedroom Duplex \$1,575/month

3 Bedroom \$1,800/month

### Fees and Deposits:

Please inquire about security deposit and application fee specials with a Leasing Specialist.

Pricing, specials, and availability are subject to change at any time and without notice. As of September 2022.

## INCOME GUIDELINES

Apartments & Household size	Average Monthly Rent	Minimum Income*	Maximum Income**
<b>Studio</b>	\$1,250	\$37,500*	
1 person			\$59,820
2 person			\$68,340
<b>1 Bedroom</b>	\$1,300	\$41,250*	
1 person			\$59,820
2 person			\$68,340
<b>2 Bedroom</b>	\$1,575	\$50,000*	
1 person			\$59,820
2 person			\$68,340
3 person			\$76,860
4 person			\$85,380
<b>3 Bedroom</b>	\$1,800	\$54,000*	
1 person			\$59,820
2 person			\$68,340
3 person			\$76,860
4 person			\$85,380
5 person			\$92,220
6 person			\$99,060

\* Minimum income requirement may be reduced at the discretion of management if the applicant has minimal or no other debt or has shown an ability to pay an equivalent rental amount on a timely basis.

\*\* HUD FY 2022 (04/18/22) 60% Area Median Income Limits for Maryland-Prince George's County. Subject to change.