

FURNISHED APARTMENT FAQs



Q > I AM INTERESTED IN A FURNISHED APARTMENT. WHAT ARE MY OPTIONS?

- A >** Our furnished apartments are available for as little as 60 days and feature flexible lease term options. If you chose to, you'll also have the option to switch to a long-term lease with or without furniture later.

Furnished apartments come in a variety of layouts that feature furniture from **IKEA**, high-speed wire less Internet, cable TV, and all utilities included. We also have basics such as linens and kitchen goods available for purchase.

Q > WHAT DO I NEED TO BRING WITH ME WHEN I MOVE IN?

- A >** You'll have furniture essentials but will still need things like a shower curtain, linens, and whatever you want in your kitchen. We have basics kits available for purchase with item such as linens and kitchen goods. Make sure to let the leasing team know if you're interested in one of these.

All apartments will be clean upon arrival and we have cleaning kits available to borrow.

Q > ARE THE FURNISHED APARTMENTS PET-FRIENDLY?

- A >** We love four-legged residents and offer a limited number of pet-friendly furnished apartments. Please contact our leasing team directly to learn more.

Q > WHAT IS THE GUEST POLICY?

- A >** Guests for a few nights are no problem however you are responsible for your guest's actions. We also ask that residents and guests are respectful towards their neighbors and are mindful about noise.

Q > HOW DO I APPLY FOR AN APARTMENT?

- A >** For any lease that is 10 months or longer, availability and pricing is online at our website. The online application only takes a few minutes to complete. For shorter term leases, please reach out to our leasing team directly.

Q > WHAT HAPPENS BETWEEN APPLYING AND MOVE-IN DAY?

A > If you're moving in on a future date and renting for more than 10 months:

- Apply online ASAP as our pricing and availability can change daily. The application fee and security deposit can be paid by either bank account or credit card (Visa or MasterCard).
- You should then receive an electronic lease for signature within one business day from our leasing team. They will also confirm the amount of your first rent payment which is due before your move-in date. For example, if you are moving in before the 15th of the month you would pay prorated rent from that date to the end of the month. After the 15th, the rent amount due also includes the following month's rent as well. You can pay this by bank account or credit card.
- From that point forward, rent is due on the first of the month. Most of our residents pay by bank account online via our Avalon Access website. You can also pay rent by credit card but a processing fee applies.

A > If you are moving in on a future date and renting for 2 to 9 months:

- Please call our leasing team directly and they can let you know if there are any short-term furnished apartments available and discuss pricing at that time.
- With your permission, we will process an application and ask for a signed lease and all fees (deposit plus rent to be paid in advance) to hold the apartment. There is no amenity fee for furnished apartment leases. If you are leasing for an immediate move-in date, you will need to pay in certified funds. Please note that all fees are subject to change and this document is non-binding.

Q > IS THERE AN OPTION TO EXTEND THE LEASE FOR ANOTHER 6 OR 12 MONTHS?

A > Absolutely! This is an option as long as the apartment isn't already rented. If it is, you can choose another one of our furnished apartments or we can show you our unfurnished apartments and help coordinate furniture through one of our partners. Please note our unfurnished apartments do not include utilities, wireless Internet, or cable. If you are interested in extending, please work with our leasing team directly.

Q > AM I ABLE TO END MY LEASE EARLY OR CANCEL IT BEFORE MOVING IN?

A > Unless you can find someone to apply and take over your lease, you would need to pay through the lease end date or pay a termination fee. If you need to cancel your lease, let us know as soon as possible and we'll put the apartment back on the market. Depending on the status of your move-in, there could be a termination fee up to 1 month of rent to cancel the lease.

Q > WHAT IF I ONLY WANT TO RENT FOR TWO MONTHS TO SEE IF I LIKE THE AREA?

A > No problem as long as we have an apartment available for short term stays. We don't rent apartments for less than 60 days. This amount will be added to your monthly rent due. Note that we require 30 days notice for move outs. If you later decide to stay, let us know as soon as possible and we'll see if we can extend your lease or move you into another apartment.