



Rental Rates for Studio Apartments

All Rates Are Per Person Per Month



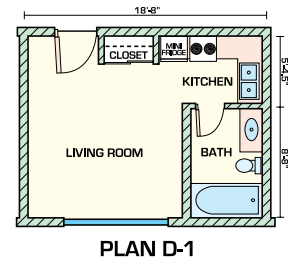
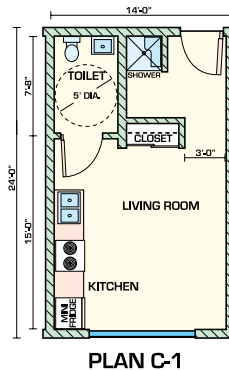
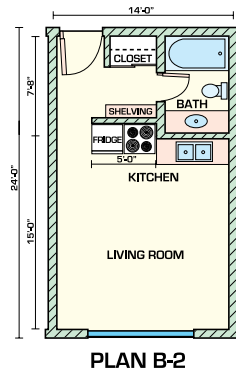
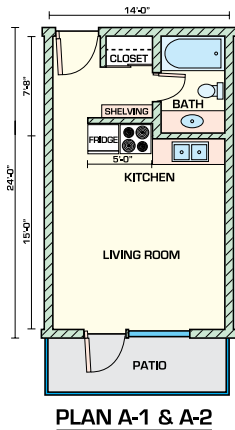
DOUBLE OCCUPANCY: 2011-2012 Academic Year Rental Rates For Leases Starting on 8/15/11

Floor Plan	Sq. Ft.	11.5 Month Lease (8/15/11 - 8/1/12)	9 Month Lease (8/15/11 - 5/15/12)	4.5 Month Lease (8/15/11 - 12/31/11)
A-2	336	\$465.00 \$365.00	\$500.00 \$415.00	\$525.00 \$440.00
B-2	336	\$450.00 \$350.00	\$485.00 \$400.00	\$510.00 \$425.00

SINGLE OCCUPANCY: 2011-2012 Academic Year Rental Rates For Leases Starting on 8/15/11

Floor Plan	Sq. Ft.	11.5 Month Lease (8/15/11 - 8/1/12)	9 Month Lease (8/15/11 - 5/15/12)	4.5 Month Lease (8/15/11 - 12/31/11)
A-1	336	\$695.00 \$650.00	\$745.00 \$685.00	\$770.00 \$710.00
B-1	336	\$665.00 \$620.00	\$715.00 \$655.00	\$740.00 \$680.00
C-1	336	\$620.00 \$605.00	\$670.00 \$640.00	\$695.00 \$665.00
D-1	285	\$595.00 \$590.00	\$645.00 \$625.00	\$670.00 \$650.00

The above rates and terms are available only for leases signed before May 15th 2011.



Floor plans A-1 and A-2 are identical. However, A-1 floor plans are designed for single occupancy and are therefore furnished with only one set of furniture (One bed, one mattress, one desk, one chair, and one 3 drawer night stand/dresser) while A-2 floor plans are designed for double occupancy and have two of each item of furniture listed above. B-2 floor plans are designed for double occupancy, and are furnished with two of each item of furniture.

Please see next page for more details.

NOTES:

While we guarantee to find you a roommate when you sign an 11.5 months lease, for shorter term leases we can not guarantee roommate matching. You may check with us to see if we happen to have potential roommates available for you, otherwise you must come with your own roommate, or rent a single occupancy apartment.

Total amount of the contract is due upon signing the lease, but installment plans are available.

Under the installment plan, in case of lease contracts for 11.5 and 9 months, 20% of the total contract amount is due no later than June 15. 40% is payable on August 15th, and the remaining 40% is due on January 15th.

For fall semester leases, 20% is due by June 15, and 80% on August 15th.

For all leases, the “move-in costs” are due at the time of signing the lease.

The move-in costs serve as a non-refundable “Reservation Fee” to guarantee your space. Once you move in this non-refundable “Reservation Fee” converts to your move-in costs with some refundable and some non-refundable components.

For details of the move-in costs, please go to our Web site and click on the right side-bar where it says “Move-in Costs”.

“A” & “B” floor plans have full-size refrigerator and ranges.

“C” & “D” floor plans have mini fridges and two burner cook-tops.

“A” floor plans have balconies.

Parking is \$25.00 a month for open-air parking spaces in our secured parking lot which is monitored by our security cameras and protected with our Infra-red perimeter beam system.