Renters’ & Home Improvement Guide Index

23 Lincoln Luxury Townhomes... 2 & 4
BeaverPads.com .................. 21
Bellshire II ..................... 2
Blackledge Furniture & Sleep Center ... 2 & 12
Buffalo Wild Wings .................. 9
Campus Court Apartments ........ 2 & 3
Campus Villa Apartments .......... 2
Chateau Management ............... 6, 21 & 26
City of Corvallis .................. 3
Comcast ................... 25
Corvallis Fire Department .......... 27
Corvallis Mobile Home Park ....... 3 & 29
Crest Properties Inc. .............. 20
Duerksen & Associates, Inc. ....... 13
Elite Property Management .......... 3 & 18
Fillmore Inn ...................... 3 & 22
IPM – Income Property Management Co. .. 24
IPMG, Inc. .......................... 18
IRI Properties ................ 7 & 28
LOCATOR MAP ................... 16 & 17
The Lodge ......................... 7 & 22
Mattress Mania .................. 7
Mountain View Apartments at Rivergreen ... 7 & 10
Oakcrest Family Housing .......... 10 & 22
Oak Vale Apartments ............ 10 & 11
OSU Property Management ........ 14
Play It Again Sports .......... 7
Preferred Properties Northwest .... 10 & 23
Seventh Street Station .......... 8 & 10
Sleep Center .................... 4
Sterling Management Group, Inc. .. 5 & 13
The Union ....................... 32
Villa Chateau Apartments ....... 14
Witham Hill Oaks Apartments .. 9 & 14

23 Lincoln Luxury Townhomes

Address: 1013 NW 23rd Street/2215 NW Lincoln Avenue
Phone: 541-754-1213
Website: 23LincolnTownhomes.com
Units: 5-bedroom units & individual bedrooms, private bathroom for each bedroom
Features: Inside washer & dryer in each townhome. Dramatic 9’ ceilings & private covered patios. 2-car garages with openers. Off-street parking & covered bicycle parking. 10 minute walk to OSU campus. 1 block to Fred Meyer, coffee, pizza and more!

(See ad page 4)

Bellshire II

Address: 1820 NW Polk
Phone: 541-602-2127
Units: 9 2-bedroom
Rates: $1050/month
Contracts: Lease — 12-month
Deposits: $350 refundable deposit
Utilities Included: Water, sewer, garbage
Restrictions: No pets or smoking allowed
Features: Inside washer & dryer in each townhome. Short walk to OSU. Swimming pools, laundry facilities, off-street parking, manager on site and close to shopping and a coffee shop. Find out more and see pictures by going to www.beaverhousing.net.

(See ad page 3)

Blackledge Furniture & Sleep Center

Address: 2nd & Jefferson, Downtown Corvallis
Phone: 541-753-4851
Website: blackledgefurniture.com
Features: Since 1901...The area’s largest selection, The area’s best prices, The area’s choice for all your furniture needs. Furniture for every budget, floor coverings, mattresses for every comfort, and more.

(See ad page 12)

Campus Court Apartments

Address: 605 SW 11th
Phone: 541-602-2127
Units: 1 and 2 bedroom
Rates: 1-bedroom, $725; 2-bedroom, $995
Contracts: 12-month leases
Deposits: $350 refundable deposit
Utilities Included: Water, sewer, garbage
Restrictions: No pets or smoking allowed
Features: Large 1 and 2 bedroom units with on-site laundry and storage area. Located in quiet area with off-street parking and friendly management. One block from campus.

(See ad page 3)

Campus Villa Apartments

Address: 1445 SW ‘A’ Ave. #2
Phone: 541-754-6851
Web: www.beaverhousing.net
Units: 1 and 2 bedroom
Rates: 1-bedroom starting at $645 (440 sq. ft. and 640 sq. ft.); 2-bedrooms starting at $835 (832 sq. ft.)
Contracts: 10-month & 12-month leases (first and last months rent)
Fees & Deposits: $500 security deposit. Applicant screening fee $30. (Apartments available starting in July or you can reserve your apartment for Sept. 1.)
Utilities Included: Water, sewer and garbage.
Restrictions: No pets, and non-smoking units.
Features: Short walk to OSU. Swimming pools, laundry facilities, off-street parking, manager on site and close to shopping and a coffee shop. Find out more and see pictures by going to www.beaverhousing.net.
**CORVALLIS MOBILE HOME PARK**

Address: 200 NW 53rd Street  
Phone: 541-752-2334  
Contact: Les Graeber, mgr.  
Units: 1, 2 bedroom units  
Rates: From $385-$600/month  
Deposits: Security deposit  
Utilities Included: Water, garbage  
Restrictions: No large pets  
Features: Units are located in MHP and consist of mobile homes or spaces available for units to be moved in. RV spaces also available. Very quiet & 5 minutes from campus. Security, laundry, Internet & TV cable available. Transportation available. Call.  
*(See ad page 29)*

**ELITE PROPERTY MANAGEMENT**

Phone: 541-754-0928  
Website: www.elitepropertiesmanagement.com  
Features: Well maintained studios, homes, apartments, townhouses and duplexes.  
*(See ad page 18)*

**FILLMORE INN APARTMENTS**

Address: 760 NW 21st, Corvallis, OR  
Phone: 541-754-0040  
Website: www.fillmoreinn.com  
E-mail: rentfillmore@yahoo.com  
Units: Studios  
Rates: From $450/month  
Contracts: Month-to-month or lease options available  
Utilities Included: All utilities included for $75/month  
Restrictions: A smoke-free environment. No pets.

---

**Campus Court Apartments**

**605 SW 11TH • CORVALLIS**  
**CALL 541-602-2127**

*Rents from $725: ask about summer rates*

- Large 1 & 2 bedroom apartments  
- 1 block from campus  
- Quiet  
- Clean and well maintained  
- Storage Area  
- On-site Laundry  
- Off-street Parking  
- Friendly management

---

**Enhancing Community Livability**

Problems with your Landlord? Tenant? Roommate?  
Plumbing, Heating, Weatherproofing, Structural Issues, Locks, or Smoke Detectors?  
Who you gonna call? 541-766-6944

bob.loewen@ci.corvallis.or.us

The City of Corvallis Housing Division can provide you with a wealth of resources, whether it be a referral to an attorney (there is an attorney on campus available to all students!), Internet and library sources, other City of Corvallis departments, other appropriate contacts, or enforcement of the City’s Rental Housing Code.

---

Simple questions answered? Sure.  
Never a charge? Absolutely.  
Guaranteed to solve all your problems? Sure, like a guaranteed “A” in advanced organic chemistry.
23 Lincoln
LUXURY TOWNHOMES

1013 NW 23rd Street
2215 NW Lincoln Avenue
Corner of NW 23rd St & NW Lincoln Ave

• 5-BR Units & Individual Bedrooms
• Private Bathroom for each Bedroom
• Inside Washer & Dryer in each townhome
• Dramatic 9’ ceilings & private Covered Patios
• 2-car Garages with door openers
• Off-street parking & Covered bicycle parking
• 10 Minute walk to OSU Campus
• 1 block to Fred Meyer, Coffee, Pizza & more!

Pinion Property Management
(541) 754-1213
23LincolnTownhomes.com
COMING SOON 1335 NORTH

New Amenities You’ll Love

Interior Upgrades
- Updated kitchens with NEW Appliances, Countertops & Cabinet
- New Flooring throughout
- Energy efficient Lighting and Fixtures

Exterior Upgrades
- Remodeled Pool Area, New Contemporary Landscaping & Courtyard Area complete with Fire Pits & Seating
- Secure Hi-Efficiency Laundry Machines
- Secure Bike Storage area with security cameras.

What will be included with Rent?
- Complementary Ultra High Speed Modem-Less Wi-Fi internet
- Water, Sewer & Garbage paid
- Seasonal Swimming Pool
- Generous Off-Street Parking units

Professionally Managed By:
STERLING MANAGEMENT GROUP, INC.
200 SW 4th Street
Downtown Corvallis
(541) 757–1290
www.SterlingManagement.net

Remodeled Units Available for Viewing
June 1
Major Construction Completion
September 1
Grant Avenue Square
1136 NW 23rd St.
Close ✦ Comfortable ✦ Clean
Manager: Brayden Moore  Phone: (541)752-4000
braydenmoore105@gmail.com  www.yourchateau.com

- 5 spacious private bedrooms, 5.5 baths
- Granite countertops in the bathrooms
- Energy efficient home = low utility costs
- In home laundry with washer and dryer
- Spacious great room and kitchen
- Oversized two car garage

chateau
MANAGEMENT
Wheelchair Accessibility: Not available
Features: Close to campus, shopping, restaurants and coffee shops. Free off-street parking. Friendly, responsive, on-site management. Vacuums and cleaning equipment available for free use. Ideal for OSU students. Regular office hours are: Mon.-Fri. 9 a.m.-5:30 p.m. and Sat. Noon-2 p.m. Make your reservation today!
(See ad page 22)

IRI Properties
Address: See advertisement page 28
Phone: 541-908-2641, 541-908-1913, 541-908-5991
Units: 1-, 2-, 3- & 4-bedroom apartments
Rates: See advertisement page 28
Deposits: $450 refundable
Utilities Included: Water, sewer, garbage
Wheelchair Accessibility: Not available
Features: Great locations. Walk to campus. Some locations feature pool, decks, fireplaces, fitness rooms. Off-street parking and on-site laundry.
(See ad on page 28)

The Lodge
Address: 1020 SW 35th Street
Website: https://www.facebook.com/thelodge97333
Contact: Theo Hendrickson
Units: Seven rooms and three full bathrooms
Rates: School Term: $510/mo.; Summer Term: $410/mo.
Contract: Lease agreement (August/September - June) and Summer short-term contract
Deposits: $600 security deposit
Utilities: All utilities included (electric, water, gas, garbage, recycling, Dish TV, Comcast High-Speed Wireless Internet)
Restrictions: No pets and no smoking.
Features: The Lodge is a co-ed, co-op house that has seven rooms available that are about 150 sq. ft. Common/Shared areas include kitchen, living room, basement, and three full bathrooms. We provide a washer and dryer on-site, off-street parking, and a covered bike rack.
(See ad page 22)

Mountain View Apartments at Rivergreen
Address: 900 SE Centerpointe Drive
Phone: 541-738-0303
Units: 3-bedroom-2 bath at 1127 sq. ft.; 2-bedroom-1 1/2 bath at 1180 sq. ft.; 2-bedroom-2 bath at 923 sq. ft.; 2-bedroom-1 bath at 844 sq. ft.; 1-bedroom-1 bath at 725 sq. ft.
Rates: Prices with 1-year lease. 3-bedroom-2 bath, $975; 2-bedroom-1 1/2 bath, $925; 2-bedroom-2 bath, $825; 2-bedroom-1 bath, $799; 1-bedroom-1 bath, $775
Contracts: Month-to-month lease to 1 year lease
Deposits: 1 or 1.5 times rent, depending on approval
Utilities Included: Additional charge for utilities depending on size of unit
Wheelchair Accessibility: Available
Features: Clean & new, washer-dryer hook-ups, private covered patios or decks with storage, covered parking, fully equipped

Moving?
Don’t hassle with your old sports gear: Sell it for cash!
We Buy, Trade, & Consign New & Used Sports & Exercise Equipment!

Play It Again
Corvallis  Eugene
541-754-7529  541-342-4040
1422 NW 9th St.  2598 Willamette St.

Football • Basketball • Soccer • In-Line Skates • Softball • Weights • Tennis • Golf • Bicycles • Snowboards • Disc Golf •

DAILY BAROMETER 2014-2015 CORVALLIS RENTERS' GUIDE - 7
apply online today @ 7thststation.com

PREMIER student living

great location to campus—walk to class

WALK TO CLASS • PRIVATE BEDROOMS & BATHROOMS • HARDWOOD-STYLE FLOORS • FITNESS CENTER
SWIMMING POOL • GAME ROOM WITH FOOSBALL & BILLIARDS • WI-FI HOTSPOTS • WASHER & DRYER INCLUDED

701 SW 7TH STREET • 541.286.4945

AN AMERICAN CAMPUS COMMUNITY
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Apartments
1, 2 & 3 Bedrooms
$685-$1180
877.701.9139

- FREE Wi-Fi in the Clubhouse
- Pet Friendly
- Fitness Center
- BBQ & Picnic areas
- Swimming Pool & Indoor Hot Tub
- Racquetball & Basketball Courts
- Off-Leash Dog Bark

APPLY ONLINE TODAY:
www.withamhilloaksapartments.
riverstoneres.com
Club room with big screen TV and kitchen, pool, and two fitness centers (One open 24-hours with free weights), and two computer rooms with high-speed Internet access. Laundry rooms on premise, maintenance free environment, professional, caring, on-site management team. Close to downtown, OSU, Avery and Willamette parks.

(Oakcrest Family Housing)

Address: 3402 – 3550 N.E. Lancaster
Phone: 541-753-6533
Website: www.oakcrestfamilyhousing.com
Units: 50-unit complex of 2- and 3-bedroom apartments. Units are subsidized housing for low income families.
Rates: Rent is based on income
Restrictions: Some restrictions based on citizenship. No pets.
Services for the Hearing & Speech Impaired are available from Oregon Telecommunications Relay Service by dialing 711 or TY 1-800-735-2900, or Voice 1-800-735-1232.

(Oak Vale Apartments)

Address: 3930 NW Witham Hill Drive
Phone: 541-752-8931
Website: www.oak-vale.com
Units: 257 total units, 1, 2 and 3 bedrooms, several floor plans
Rates: Rents start at $640
Contracts: Month-to-month
Deposits: $400 refundable
Utilities Included: Water, sewer, garbage
Restrictions: One cat with a $200 deposit
Features: Beautiful setting, 24 hour on-site management, on-site laundry facilities, garden plots available, basketball court, two playgrounds, and some units have washer/dryer.

(PREFERRED PROPERTIES NORTHWEST)

Phone: 503-649-0990
Website: www.ppnw.com
E-mail: ppnw@ppnw.com
Units: 4-5 bedroom - All locations next to campus.

(SEVENTH STREET STATION)

Address: 701 SW 7th Street (Complex locations)
Phone: 888-662-6310
Website: 7thStStation.com
Features: Affordable two, four and five bedroom apartment/townhomes located near Oregon State University. These apartment homes have everything that you've been searching for including kitchen appliances, W/D in each unit, furniture, faux wood flooring, and much more. Enjoy a new lifestyle where you are the focus. We offer unique student living apartments with on-site staff and maintenance.

We have an amazing collection of amenities unmatched by others in the area. We promise you've never seen anything like this before! Get the maximum college experience with our on-site fitness center, gaming area and resort-style pool all included in your rent. Plus enjoy the freedom of having your own individual contract! 7th Street Station is the smart way to live local.
Escape to the tranquility of this exquisite setting. Nestled among ancient oak trees, Oak Vale is the perfect place to call home.

Oak Vale's spacious 22 acres has plenty of room for everyone. We have established a reputation in the community of superior service with a peaceful and quiet atmosphere here on the hill. A full-time staff of on-site managers and assistant managers enables us to provide you a pleasant and safe environment 24 hours a day.

- No rent increase guaranteed for 1 year.
- Month-to-month contract.
- Water, sewer & garbage included with rent.
- One cat welcome, with $200 deposit.
- Minutes from OSU.
- Garden plots and two play areas.

Oak Vale Phase I
- One bedroom $640
- Two bedroom $780
- Three bedroom $880

Oak Vale Phase II
These apts. come with full-size washer and dryer.
(ALL TWO BEDROOM)
- "B" plan down $915
- "B" up/"A" down $930
- "A" plan up $945
Furnishing Student Living Since 1901
With The Largest Selection & Lowest Prices!

We’re Easy To Find Easy To Shop…
2nd & Jefferson • Downtown Corvallis
Open M-S 9:30 to 5:30
& Sunday Noon to 5

FREE DELIVERY
In Corvallis For All
OSU Students

Visit Us Online To See Our Products
& Services Anytime At
www.BlackledgeFurniture.com

The Most Important Purchase You Make For Your Apartment Is Your Bed…Good
Sleep Helps For Good Health & Good Days To Feel & Do Your Best

Find the comfort choice that is right for you…we carry Simmons, Ashley, Englander
& Tempur-Pedic…our large warehouse at the store stocks most sizes for immediate
delivery. Why pick a mattress from a kiosk or a Web site—come where you can try it out
& feel the differences for yourself. Ask us also about, our Better Than A Frame. Never a problem getting a
foundation into small areas & upstairs. Better Than A Frame comes in a box & sets up quickly in the room—
has 12 contact points to the floor for great durability combining a frame & a foundation in 1! You move—it
moves easily with you!

Twin Size Innerspring
Mattress from $137

Twin Size Memory Foam
Mattress from $247

Full Size Innerspring
Mattress from $197

Full Size Memory Foam
Mattress from $327

Queen Size Innerspring
Mattress from $207

Queen Size Memory Foam
Mattress from $347

more style • more choices • more savings!

Sofa $397
Matching Chair $347
Loveseat $377

Reclining Sofa $697

Sectional $897

a chair of your own will be your favorite place to be…

Homework, reading, watching the team or using your laptop…get comfortable!

$247
Recliners—Your Choice $297

$297
Chair only $297

$347
Recliner & Ottoman $447

Pay by cash, check or debt card for extra discount

30,000 sq ft…6 floors of display items

Over $2 million in stock inventory

Monday – Saturday: 9:30 am – 5:30 pm • Sunday—Noon to 5:00 pm

We Simply Sell For Less!

2nd & Jefferson • Downtown Corvallis • 541-753-4581

www.BlackledgeFurniture.com

Twin Size Memory Foam
Mattress from $247

Full Size Memory Foam
Mattress from $327

Queen Size Memory Foam
Mattress from $347
CLOSE TO CAMPUS RENTALS!

DUERKSEN & Associates, Inc.
Real Estate Property Management

913 NW Grant Ave
Corvallis

CONTACT US TODAY!
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info@duerksenrentals.com

www.duerksenrentals.com

PET FRIENDLY!
ON-SITE LAUNDRY!
OFF-STREET PARKING!

1 Bedroom....starting at $695
2 Bedroom....starting at $895
3 Bedroom..starting at $1125
4 Bedroom..starting at $1600
5 Bedroom..starting at $2250

FIND YOUR NEW HOME AT STERLING

Four Wings Apartments
121 NW 21st, Corvallis

Ashbrook Village Condominiums
Newton Place, Philomath

University Center Apartments
2001 NW Monroe, Corvallis

Palatine Apartments
514 NW 21st, Corvallis

Grayson Apartments
1655 NW Division, Corvallis

Kings Duplexes
1407 NW 15th, Corvallis

Sovereign West Apartments
215 NW 17th, Corvallis

15th & Jackson Apartments
202 NW 15th, Corvallis

Plum Tree Apartments
300 NW 14th, Corvallis

FIND YOUR NEW HOME AT STERLING

200 SW 4th Street #102 Corvallis, OR. 97333 • (541) 757-1290 www.sterlingmanagement.net
Villa Chateau Apartments
Address: 935 NW Hobart #4
Phone: 541-753-3745
Web: www.beaverhousing.net
Units: 2-bedroom - $625 (750 sq. ft.) Dishwasher; $660 (864 sq. ft.) Washer & Dryer hookups.
Contracts: Month-to-month leases
Deposits: $600 security deposit. Applicant Screening Fee $40.
Utilities Included: Water, sewer & garbage
Restrictions: No pets and non-smoking
Features: Swimming pool, BBQ area, laundry facilities, 1 1/2 baths, manager on-site, off-street parking. Close to bus stops, shopping, restaurants, and coffee shops. Find out more and see pictures by going to www.beaverhousing.net.

Witham Hill Oaks Apartments
Address: 4275 NW Clubhouse Place
Phone: 877-701-9139
Fax: 541-758-8115
Web: www.withamhilloaksapartments.riverstoneres.com
Units: With seven distinctive floor plans available, you will be sure to find the home you desire.
Features: Treat yourself to the stylish lifestyle you deserve, at Witham Hill Oaks Apartments; "Where coming home is like a vacation every time." Nestled amongst 25 acres of oak trees and winding trails, you will find home is the retreat that you crave. We are ideally located near the vibrant atmosphere of downtown Corvallis and Oregon State University. Richly appointed, pet-friendly apartments are yours for the choosing. Our one-, two-, and three-bedroom apartments offer open layouts featuring sublime views, stackable washers and dryers or connections, private covered or fenced patios, equipped kitchens, and generously proportioned closets. Enjoy our community amenities to include a designer clubhouse and plush resident lounge, heated shimmering pool and indoor spa, high-performance fitness studio, basketball courts and a racquetball court. Best of all, we are a pet-friendly community, and our full range of amenities for the posh pet includes a spacious dog park with ample space to run and play and referrals to local pet care services. Apply online today and reserve your new home! (See ad page 9)

Shop at the OSUsed Store
1st Wed. of the mo. 5:30-7:30 pm
All other Weds. 12:00-3:00 pm
3rd Sat. of the mo. 9:00 am-12:00 pm
at 644 SW 13th Street Corvallis
MINIMUM HOUSING STANDARDS

1. **Structural Integrity:** Roofs, floors, walls, foundations, and all other structural components shall be capable of resisting any reasonable stresses and loads to which these components may be subjected. Structural components shall be of materials allowed or approved by the Building Code.

2. **Plumbing:** Plumbing systems shall be installed and maintained in a safe and sanitary condition and shall be free of defects, leaks, and obstructions. Plumbing components shall be of materials allowed or approved by the Plumbing Code.

3. **Heating:** There shall be a permanently installed heat source with the ability to provide a room temperature of 68 degrees three feet above the floor, measured in the approximate center of the room, in all habitable rooms. All heating devices or appliances shall be of an approved type. Ventilation for fuel-burning heating appliances shall be as required by the Mechanical Code.

4. **Weatherproofing:** Roof, exterior walls, windows and doors shall be maintained to prevent water leakage into living areas which may cause damage to the structure or its contents or may adversely affect the health of an occupant. Repairs must be permanent rather than temporary and shall be through generally accepted construction methods.

5. **Smoke Detectors:** Every dwelling unit shall be equipped with an approved and properly functioning smoke alarm or smoke detector installed and maintained in accordance with the state building code, ORS 479.270, 479.275, and 479.285, and applicable rules of the State Fire Marshal.

6. **Security:** Working locks for all dwelling entrance doors and latches for all windows by which access may be had to that portion of the premises which the tenant is entitled to occupy to the exclusion of others.

CORVALLIS RENTAL HOUSING PROGRAM

The Corvallis Rental Housing Program was enacted by the City Council in 1999 to be a resource for people with rental housing issues or concerns. A City Housing Programs Specialist is available to all citizens who have questions or concerns about rental housing in the City, including property owners, property managers, tenants, neighboring property owners, and any other interested parties.

The Specialist listens to a caller’s issues and concerns, and then addresses the situation in one of several ways. Most likely, he or she will refer you to the appropriate agency that can assist you in the best manner (this may be the City’s Development Services or Fire Department, Legal Aid, or another agency appropriate to your situation).

In July of 2002 the City Council expanded the Rental Housing Program by adding a Rental Housing Code. The Rental Housing Code addresses four areas of habitability that were identified most frequently over a period of two years as issues of concern to people living in Corvallis: structural integrity, plumbing, heating, and weatherproofing. Specific housing standards were created and a City Ordinance implemented in order to provide the City with an enforcement mechanism for the Rental Housing Code.

COMPLAINT PROCEDURE

A primary goal of the complaint procedure is to bring about resolution without the need for City enforcement action. A complaint to the City must be in writing and may be filed in person or by mail, e-mail or fax. A complaint may be filed with the City only after the tenant has sent written notice to the landlord/property manager detailing the alleged habitability violation, and given them 10 days to respond to the complaint. A complaint to the City must be in writing and may

- name of person filing the complaint
- name of the landlord/manager
- address of the alleged violation
- a complete description of the alleged violation
- a copy of the written notice of the alleged habitability violation that has been sent by the tenant to the landlord.

A person who files a complaint must be a party to the current rental agreement or an agent of this party. Complaint investigations will be processed by Housing Division staff only after the above process has been followed.

Corvallis Rental Housing Program
A Service of the City of Corvallis Housing Division
Elite Property Management

PLEASE CALL OR CHECK OUR WEB SITE

Studios, 1-5+ Bedroom Houses, Apartments, Duplexes & Townhouses

All units are Non-Smoking • Pet on approval

Tricia Fawver, property manager
Patti Nichols, Amanda Richardson, Patrick Fenner
1115 SW 53rd St.
Corvallis, OR 97333

www.elitepropertiesmanagement.com

541-754-0928
FAX: 541-754-0944
CELL: 541-740-4678
EMAIL: fawvert@comcast.net

WE HAVE RENTALS!

Visit our website at ipmg-inc.com
or call 541-758-4200

Visit our office at 2380 NW Kings, Suite 301, Corvallis
for a current vacancy list, to view a unit, or to apply today!

Serve Others Well!

www.ipmg-inc.com
UNIT CLEANING CHECK-LIST

This is one possible list of items a landlord may consider when determining the refund of your deposit. You may use it loosely to clean your apartment prior to moving out.
Always note the conditions of your apartment upon moving in; you may also want to take photos.

DO NOT LIMIT YOURSELF TO THE ITEMS ON THIS LIST.
This list is not exhaustive. An incomplete conditions check-list may be used to hold you responsible for items and damages which are not included in it.

<table>
<thead>
<tr>
<th></th>
<th>Move-In</th>
<th>Move-Out</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>1</em></td>
<td>Rugs vacuumed including edges next to baseboards</td>
<td>____________</td>
</tr>
<tr>
<td><em>2</em></td>
<td>Floors of hard surface mopped and waxed</td>
<td>____________</td>
</tr>
<tr>
<td><em>3</em></td>
<td>Window tracks cleaned thoroughly</td>
<td>____________</td>
</tr>
<tr>
<td><em>4</em></td>
<td>Windows washed inside and out</td>
<td>____________</td>
</tr>
<tr>
<td><em>5</em></td>
<td>Window sills and frames dusted and washed</td>
<td>____________</td>
</tr>
<tr>
<td><em>6</em></td>
<td>Ceilings and walls brushed of cobwebs</td>
<td>____________</td>
</tr>
<tr>
<td><em>7</em></td>
<td>Walls cleaned of hand prints and misc. marks</td>
<td>____________</td>
</tr>
<tr>
<td><em>8</em></td>
<td>Baseboards and door frames dusted</td>
<td>____________</td>
</tr>
<tr>
<td><em>9</em></td>
<td>Fireplace cleaned of ashes (if applicable)</td>
<td>____________</td>
</tr>
<tr>
<td><em>10</em></td>
<td>Baseboard heaters or registers cleaned and dusted</td>
<td>____________</td>
</tr>
<tr>
<td><em>11</em></td>
<td>Light bulbs replaced if burned out or broken</td>
<td>____________</td>
</tr>
<tr>
<td><em>12</em></td>
<td>Light fixtures removed, washed and replaced</td>
<td>____________</td>
</tr>
<tr>
<td><em>13</em></td>
<td>Light fixtures broken by tenant replaced at tenants cost</td>
<td>____________</td>
</tr>
<tr>
<td><em>14</em></td>
<td>Bathroom sink, toilet, and shower cleaned (walls)</td>
<td>____________</td>
</tr>
<tr>
<td><em>15</em></td>
<td>Bathroom medicine cabinet and shelves cleaned</td>
<td>____________</td>
</tr>
<tr>
<td><em>16</em></td>
<td>Closets and pantries cleaned</td>
<td>____________</td>
</tr>
<tr>
<td><em>17</em></td>
<td>Kitchen range, oven, broiler pan and burner trays cleaned</td>
<td>____________</td>
</tr>
<tr>
<td><em>18</em></td>
<td>Kitchen refrigerator defrosted and cleaned out</td>
<td>____________</td>
</tr>
<tr>
<td><em>19</em></td>
<td>Kitchen cupboards cleaned and washed inside and out</td>
<td>____________</td>
</tr>
<tr>
<td><em>20</em></td>
<td>Kitchen sink and dishwasher cleaned</td>
<td>____________</td>
</tr>
<tr>
<td><em>21</em></td>
<td>Kitchen counters washed and rinsed</td>
<td>____________</td>
</tr>
<tr>
<td><em>22</em></td>
<td>Kitchen walls washed of all grease spots and stains</td>
<td>____________</td>
</tr>
<tr>
<td><em>23</em></td>
<td>Porches and patios swept and mopped</td>
<td>____________</td>
</tr>
<tr>
<td><em>24</em></td>
<td>Lawn and yard work completed, (if applicable)</td>
<td>____________</td>
</tr>
<tr>
<td><em>25</em></td>
<td>Garage and carport cleaned including oil stains</td>
<td>____________</td>
</tr>
<tr>
<td><em>26</em></td>
<td>Vehicles and parts of vehicles removed from premises</td>
<td>____________</td>
</tr>
<tr>
<td><em>27</em></td>
<td>Other</td>
<td>____________</td>
</tr>
<tr>
<td><em>28</em></td>
<td>Other</td>
<td>____________</td>
</tr>
<tr>
<td><em>29</em></td>
<td>Other</td>
<td>____________</td>
</tr>
<tr>
<td><em>30</em></td>
<td>Other</td>
<td>____________</td>
</tr>
</tbody>
</table>
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So, you found just the apartment?
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Use this easy checklist to make sure your new place is FIRESAFE!

HOME FIRE SAFETY CHECKLIST
More fires and fire deaths occur in off-campus rental housing than any other form of college housing. Most of these fires could have been prevented had residents taken a few minutes to make their place fire safe and then remained vigilant thereafter.

Please use this inspection form and go on a hunt for home hazards in your place TODAY!

☐ Does EVERY room you use for overnight sleeping have an operable window that is large enough for you to use for emergency escape in case of fire? Windows should be at least 24” tall by 20” wide and no more than 44” from your bedroom floor. NEVER sleep in a room without one — IT MAY BE YOUR ONLY WAY OUT!

☐ Check your smoke alarms. You should have at least one working smoke alarm outside each sleeping area. You should also install a smoke alarm inside each bedroom. Never disable your smoke alarms for any reason. Test your alarms every month. Replace your batteries at least once a year (unless they are 10-year-life batteries). If you replace the batteries and your smoke alarm still doesn’t work, notify the landlord or property manager immediately.

*As of January 1, 2002, all rental properties are required to be equipped with smoke alarms that meet the following:
- Ionization alarms: Shall be equipped with a long life battery and hush feature
- Photoelectric alarms: Regular 9-volt battery (hush feature not required)
- Hard-wired alarm: Regular 9-volt battery back-up (hush feature not required).

If you believe your dwelling is NOT properly equipped, contact your landlord, property manager, or the Corvallis Fire Department at 541-766-6961.

☐ Find the location of your nearest fire extinguisher.
All apartment complexes are required to provide a fire extinguisher either inside the unit or outside but within approximately 75 feet travel distance. If you rent a house, you might ask the landlord to purchase one for the house; or you may want to invest in one yourself.

If you ever have a small fire in your home, you’ll be glad you did. Take a minute to read the instructions before you need to use a fire extinguisher.

☐ Go over in your mind or with your roommates what you would do if a fire broke out at night while you were asleep. Practice your plan to include opening bedroom windows to ensure you could escape through them if need be. Decide on an outside meeting place. NEVER GO BACK INSIDE FOR ANY REASON.

☐ Unattended cooking is the leading cause of fires and fire injuries in this country. Make it a practice to NEVER leave cooking unattended, even for a minute. If you need to leave the kitchen while you are cooking:
  • Remove the pan from the hot burner
  • Turn the burner off
  • Place the pan on a cold element
If a small grease fire starts in a pan, smother the flames by carefully sliding a large lid (or a larger pan) over the pan, then turn the burner off. You can also use baking soda or a fire extinguisher from a safe distance.

☐ Careless use of candles are responsible for many fires and fire deaths. If you still choose to use real candles in the home, consider the following precautions:
  • Extinguish all candles when leaving the room or going to sleep.
  • Keep candles well away from items that catch fire, Christmas trees, decorations, clothing, curtains, etc.
  • Make sure candles are placed on a sturdy non-combustible holder, such as a plate or tray, that will not tip over.
  • Make sure candle holders are non-combustible and big enough to collect dripping wax.
  • Do not use candles in places where they can be knocked over by children or pets.

☐ If you have small children in the home, keep matches and lighters out of their sight and reach at all times.

☐ Plug only one heat-producing appliance into an electrical outlet. Never override or bypass fuses or circuit breakers. Avoid running electrical cords across doorways or under carpets. Use fuse-protected power strips instead of extension cords.

☐ If there are smokers in your house, ensure they never smoke when drowsy, while drinking, or when in bed. Use sturdy, non-tip ash trays; and check for smoldering butts in furniture — especially after parties. Douse butts and ashes with water before discarding outside. Consider only smoking outside.

☐ If you use portable space heaters, always give them at least 3 feet of clearance all the way around. Turn off at night and while you are out. Portable heaters should always be plugged directly into a wall outlet, not into an extension cord. Make certain that nothing is pushed up against baseboard heaters.

☐ If you use an electric blanket, always turn it off when you get up. Make certain its electrical cord is routed in a protected manner and not strung through the metal springs where it could be damaged. Discard damaged blankets or those over 10 years old.

☐ Immediately report any unsafe condition to your landlord or property manager. Follow-up with written notification, and always keep a copy. If you experience difficulty getting these conditions corrected, you can contact the City of Corvallis’ Rental Housing Program at 541-766-6944. They may be able to assist through mediation or other means.

☐ If your dwelling is supplied with natural gas, a wood burning stove or fire place or has an attached garage then Carbon Monoxide (CO) alarms are required. These units shall be installed inside or within 15 feet of each bedroom and on each level of the dwelling. If this applies to you and you do not have CO alarms installed, contact your landlord or property manager immediately.

Please take time for fire safety. The life and personal property you save may be YOUR OWN! Think About It!

For other questions about fire safety in rental properties please call the Corvallis Fire Department at 541-766-6903.

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- Laundry
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- Some with fireplace
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- Fitness Room
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- New windows
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- Yard
- Small pet OK
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Ironwood
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- 2 & 3 bedrooms
- Laundry
- Fitness room
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Morris Street
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541-908-1913
- 2 bedroom
- Large, clean, new carpet
- Quiet
- Private storage unit
- Offstreet parking
- Large yards
- Small pet OK
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17th Street 5-Plex
17th & Ven Buren
541-908-2641
- 2 blocks to campus
- New carpets, drapes
- Large yards
- Laundry, storage, garage
- One bedroom
FROM $695

Willamette Court
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- Nice yard
- Close to downtown
- Close to campus
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- Offstreet parking
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IDEA!!
Why not bring in your own unit or invest in a new unit and resale when you graduate. Models available at the park for viewing. Financing available.
While you are looking for a place to live here in Corvallis, you have many factors to consider. It is important that you are content in your situation of course, and it is doubly important that you understand the obligations of your landlord as well as the obligations that you have as a tenant. Before you sign a lease, make sure you understand your obligations. If you have questions about the obligations of your landlord, you can look them up at http://www.leg.state.or.us/ors/090.html. ASOSU Student Legal Services is also available for free information and advice. You may avoid future conflicts by having an understanding of your tenant rights before you enter a rental agreement. Below is a list of helpful hints for students who are renters.

WHAT TO LOOK FOR

Here is a brief list of some things to check when you are looking at the apartment:

1) Plumbing: Is there pressure in all the taps? Can you get a decent shower? Do you notice water marks or mold?
2) Noise: Ask someone who lives there. How noisy is the floor? Could you sleep with a person typing upstairs?
3) Appliances: Do they all work? Are there any special instructions on how they work?
4) Heat: Can you regulate the thermostat control or does the landlord? Is there adequate insulation?
5) Others: How adequate are the locks on the doors and windows? Where will you park your vehicle? Of what quality are the furnishings?

THE CONTRACT

Now that you are satisfied with the basics you should know something about the agreement you may sign.

A LEASE IS A CONTRACT. It may be oral or written. Oral leases are just as valid as written leases when made for a period of less than one year. This is not uncommon with month-to-month tenants. They are all protected by law. There are basically two types of agreements: periodic and term. Periodic agreements are usually monthly and can be terminated with 30 days written notice (60 days if you have lived in the rental more than one year.). Term agreements run for a set period of time.

BEFORE YOU SIGN

Before signing, make sure you read EVERYTHING, especially the small print. Don't get caught later for agreeing to something you didn't read or didn't understand. Ask your landlord any questions you might have. Make sure all promises are in the written agreement. (You can write changes on the lease yourself, but the landlord needs to agree to the changes.)
hole in the couch, take a picture of it. Someone who could testify for you should be in this picture.

**UTILITIES**

Speak with your landlord and determine if he or she will establish utility services. Usually the tenant must arrange for the electricity and/or gas and/or oil company services. The landlord does provide access to water for apartments, but the tenant may pay for the service. The garbage service, too, is usually provided by the landlord. Remember, phone service establishes your credit rating, so pay your bills promptly.

**RENT INCREASES**

If you have signed a fixed-term lease, your rent may NOT be increased for the duration of that lease's term. If you have signed a term lease for a fixed term, and receive a rent increase notice in the mail, you are not obligated to respond to it. If you are threatened with eviction or some other bases following this refusal, contact Bob Loewen at the City of Corvallis Housing Division. If additional help is needed then contact the ASOSU Student Legal Services office.

If the lease is a month-to-month tenancy, a 30-day notice in writing of a pending rent increase is the correct legal procedure. A 30-day notice of rent increase in a month-to-month tenancy notifies the tenant that the present indefinite tenancy is being terminated 30 days hence and that a new month tenancy at a higher rental is being offered. So, since a lease, like any other contract, arises out of agreement (offer and acceptance) the tenant may accept the offer if the tenant wishes. The tenant may reject the offer if the tenant wishes, or the tenant may ignore the offer if the tenant wishes and move out 30 days later without written notice.

**BREAKING A LEASE**

As with any contract, a tenant can break a term lease. The tenant, though, will be responsible for the landlord's damages. A landlord must reduce the damages by trying to rent out the place as soon as possible. This is called mitigating damages.

If you must break your lease, try to find someone else to move in, but remember the landlord must consent. If you do, the landlord will have no damages and therefore, can not sue you. Try not to sublet. If you must sublet, do so with the landlord's written permission, but realize you are still responsible under the lease. This means you will have to pay rent if the new person does not, and you will be responsible for any damage done by the sub-leasee. Obviously you are placed in a precarious position when you sublease.

If you rent on a month-to-month basis, you can move out after you give a written notice 30 days in advance to your landlord. The landlord can also give you a 30 day notice to move for no reason, if you are on a month-to-month lease (unless you've been there for more than one year). These notices can be given at any time during the month unless the lease provides otherwise.

**EVICITION**

Your best protection against eviction is a good lease; one whose terms you understand and can perform. Actual eviction can only follow the failure of the tenant to comply with a major term of the lease. Common grounds for eviction are failure to pay rent, holding property beyond the terms of the lease, major violations of house rules, and unauthorized occupants.

To have a legal eviction, your landlord must serve you with a written complaint and you must be summoned to court for a trial.

If you are served with an eviction notice and decide to move out rather than fight, the court will render a general judgment against you by default. You will be required to restore the premises (which you have already done by moving out) and pay the “costs and disbursements in the action.” This will probably amount to a small sum.

Now a word on constructive eviction. At the risk of sounding repetitious, a lease is a mutual obligation, a contract between you and your landlord. Each of you gives something to the other, and gets something in return. If you breach a major item of your lease, the landlord can file for eviction. If, however, the landlord violates his or her implied covenant for your peaceful enjoyment of the premises (by turning off water or heat, or by constant and unreasonable inspection or other harassment), then you should contact Bob Loewen at the City of Corvallis Housing Division. If additional help is needed then contact the ASOSU Student Legal Services.

**PEACEFUL ENJOYMENT**

What do you get for all your payments and caution and careful maintenance? You get, under law, the right to the “quiet and peaceful enjoyment of the premises.” With a little luck, you'll get a good landlord who will let you enjoy the peace and privacy for which you are paying. With a little work, you will be for him or her, a good tenant.

Corvallis has a Special Response Notice/Chronic Nuisance Property Ordinance. If the police are called to your residence and a citation is issued you may be subject to disciplinary actions. Please do not let this happen.

**FOR FURTHER INFORMATION**

The City of Corvallis Housing Division is available to all renters that have questions or concerns. Contact the City of Corvallis Housing Division at 541-766-6944. There is free legal counseling available for OSU students. Contact the ASOSU Student Legal Services office, Room 135, Memorial Union East. Or call 541-737-4165 for an appointment. If your problem is against another student you may wish to contact Neighbor-to-Neighbor Mediation at 541-223-4189.
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+ Bocce Ball Court
+ Horseshoe Pit
+ Community & Edible Gardens
+ Playground
+ Covered Bike Parking
+ Bike Repair & Cleaning Station
+ Onsite Car Sharing Program
+ Resident Events & Activities