Charlottesville Apartments

-Presents-

1815 Jefferson Park Avenue

Charlottesville Apartments Management, LLC

1940 Blue Ridge Road
Charlottesville, VA 22903-1216
www.CvilleApartments.com

Thank you for your interest in 1815 Jefferson Park Avenue! These apartments have been designed to offer you more quality, style, and amenities than are usually found in student housing. At the same time, we provide a greater rental value than is typically found this close to the University, just minutes away from Cabell Hall, the Hospital, the Aquatic Center, or the Engineering School.

These spacious apartments are designed to provide you with a home away from home and an ideal environment in which to study, relax, and entertain. They are built with quality, functionality, and style in mind. There are no sterile white walls here: hardwood floors, granite counter-tops, one or two private patios, full-sized washers and dryers, and a 50” flat-screen TV in each apartment are just a few of the things that distinguish these apartments from most others.

We at Charlottesville Apartments strive to provide you with an excellent space in which to live, and the promise that you and your apartment will be well cared for. Unlike some larger rental companies, we have the time and personal motivation to ensure that each Resident’s needs are taken care of quickly and correctly. We take pride in our property and the service that we provide, and, we hope that you will join us at 1815 JPA.

Sincerely,

Elliott Crafaik
General Manager
Elliott@CvilleApartments.com
434.284.2744

John Crafaik
President
John@CvilleApartments.com
(434) 295-6553

Property Description and Amenities

Monthly Rent
Rent is $4,180 for Floor Plan A and $4,080 for Floor Plan B in units with hardwood floors. For the other ground floor units (Apartments 1, 2, 11, 12, 13, & 14) Rent is $4,000 for Floor Plan A and $3,900 for Floor Plan B. (see next pages for the floor plans). All Leases span 12 months from June 5th to May 25th of the following year except for renewing tenants' whose lease span from May 25th to May 25th of the next year.

Provided at No Charge
- ✓ New Gigabit High speed wired and wireless internet service in every room
- ✓ Two reserved and numbered parking spaces for every apartment
- ✓ Trash collection (100% Single-Stream Recycling)
- ✓ Two outdoor patios with concrete table and grills for outdoor cook-outs
- ✓ Routine maintenance done quickly, usually within 24 hours.
- ✓ A friendly and responsive staff, available to answer your questions and keep your apartment in proper working order at all times. We take great pride in expeditious and professional service.

Floor Plans
There are thirty apartments at 1815, each with four bedrooms and two bathrooms. All have a large living room and spacious bedrooms, a fully equipped kitchen, full-sized side-by-side washer and dryer, storage closets for large items, and a private patio. Plan A is slightly larger, and has larger "master" bedroom (which can comfortably accommodate two people), a walk-in closet and its own private patio (see the following two pages for floor plans). Hardwood floors are used throughout all apartments (except on the first floor where slate is used) so there's no old carpeting to trap dust, dirt, allergens and stains. If you choose to share a room, there is an Additional Resident Charge of $100 per month.

Bedrooms
The bedrooms are larger than average, with over-sized windows for good natural light. Each bedroom has an 8-foot closet and a ceiling fan. The larger floor plan has a 17ft "master bedroom" with a walk in closet and its own private patio.

Common Areas
All living rooms have an adjacent patio with French doors and built-in blinds. Plan A also has a separate dining area, a coat closet, a pantry, and two patios. All apartments have 50" flat screen TVs included at no charge. There is extensive soundproofing throughout the building to help reduce noise transmission from the common areas to the bedrooms and between apartments.

Kitchens
The kitchens are well appointed and come fully equipped with a full-size refrigerator (with ice maker), dishwasher, garbage disposal, smooth-top stove with a self-cleaning oven, and a built-in microwave. They have beautiful real granite countertops, solid wood cabinetry, a breakfast bar with four included barstools, and durable, easy to clean slate floors. Plan A has a side-by-side refrigerator with ice and water dispensers in the door.

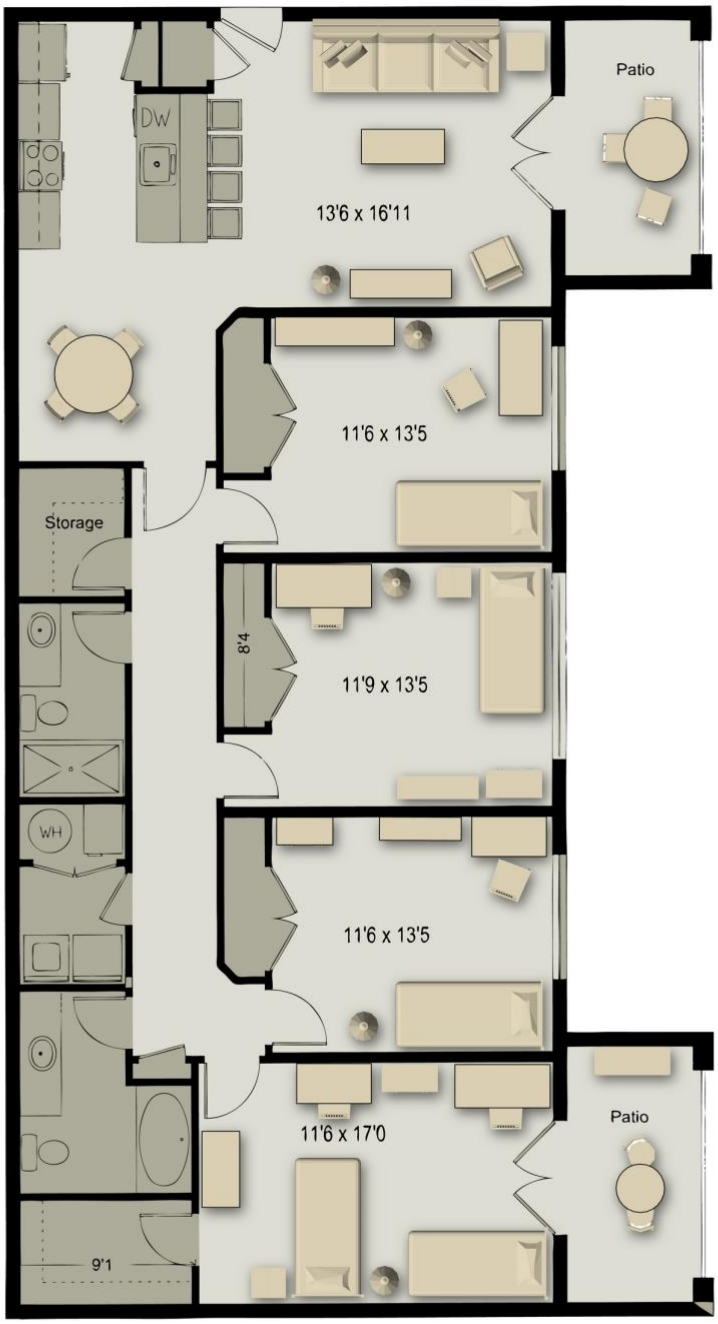
Bathrooms
Each apartment has two full-sized bathrooms: one with a whirlpool tub and shower, and the other with a walk-in shower. They are tastefully decorated with designer colors, and come with a large vanity with plenty of countertop and cabinet space. An extra large water heater minimizes your chances of a cold shower. The first floor apartments also have heated bathroom floors.

Utilities and Energy Conservation
To minimize utility costs, all apartments have Energy Star rated appliances, heating, and AC systems. Water saving showers and toilets are used throughout. All windows are thermo-pane, double insulated, and have screens for fresh air when appropriate. All exterior walls are heavily insulated. Utilities average $50 per person per month. By practicing energy conservation, your bills could be lower.

Parking
Each apartment is assigned two reserved and numbered parking spots. Additional parking is available for $595 per year.

Floor Plan “A”

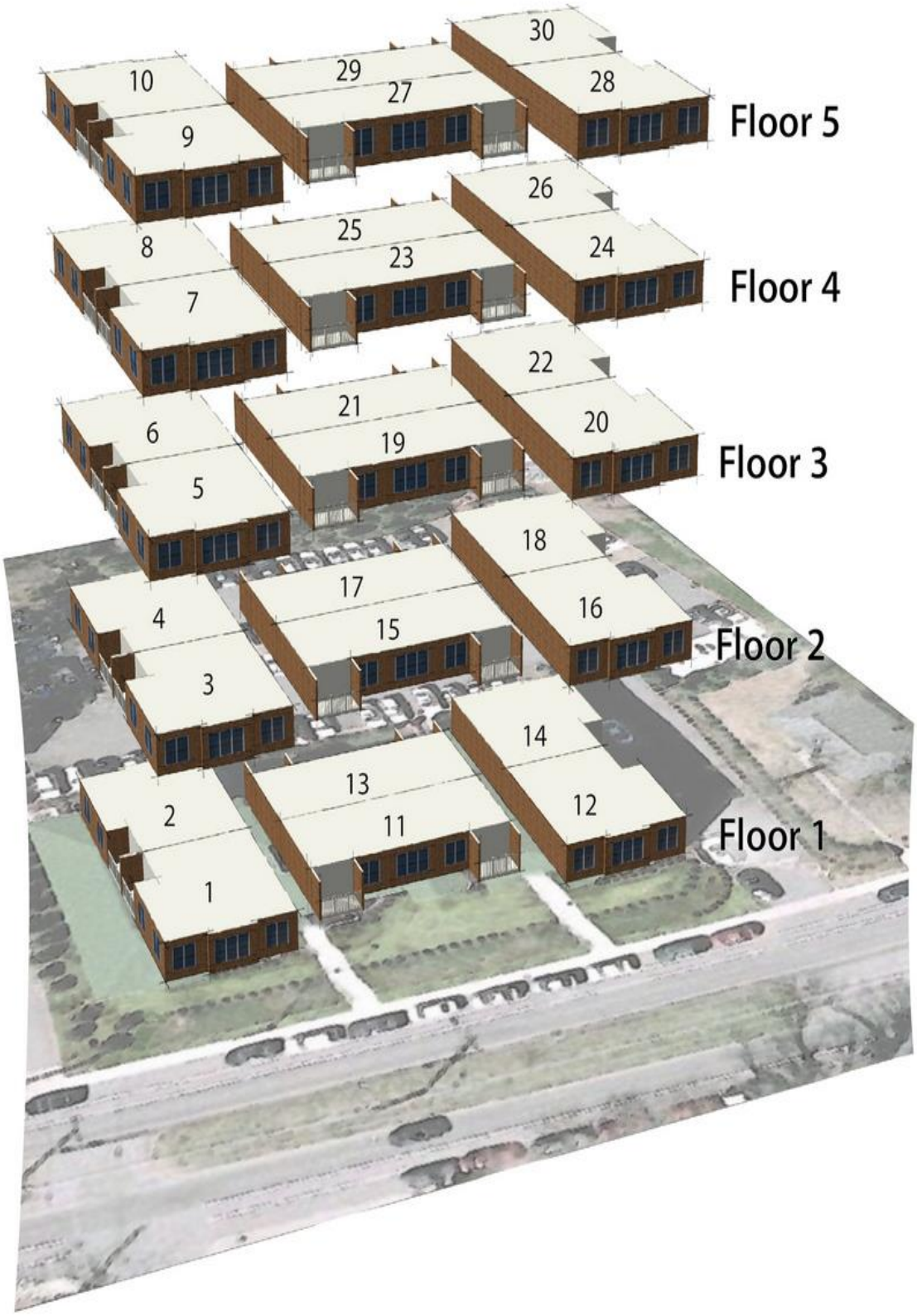
(Approximately 1775 Square Feet)



Floor Plan “B”

(Approximately 1675 Square Feet)

Apartment Location By Floor



Lease Application Instructions:

If you're interested in renting one of our properties, please do the following:

1. **Download the forms from CvilleApartments.com.**
   On our website, in the menu bar under *Prospective Tenants*, open the *Lease Agreement* and save it to your computer. Then, open and save the *Residential Lease Guaranty.* To enter information into each form, click in the small gray box by each question.

2. **Review and Complete the *Lease Agreement*.**
   Open the saved *Lease Agreement* and have each roommate enter the required information on the *Signature Page*. Alternatively, each of you could enter your information and email the Lease to the next roommate until everyone has entered his or her information.

3. **Read and Fill out the *Residential Lease Guaranty*.**
   Forward a link to our website to your parents. Have them download the *Residential Lease Guaranty* and fill it out. When finished, save the completed Guaranty with a *modified file name* and compile all completed Guarantees.

4. **Email us the completed paperwork.**
   When everything is complete, have one person email everything to us as an attachment to Info@CvilleApartments.com.

Very Important:

1. ***Application Only****. Completing and submitting the Leasing Application Package does not guarantee you a residence and does not obligate either party in any way. If you decide not to lease from us, or if you are not offered the residence of your choice, your information will be securely erased.*

2. **Incomplete Applications.** Partial groups and incomplete paperwork will not be considered. For example, if you want to rent a four-bedroom apartment, you need at least 4 people; if you want an eight-bedroom house, you need at least 8 people. Each group member must have completed and signed the *Lease* and provided us with a *Residential Lease Guaranty* from their parents.

3. **Availability.** Once we know our residential availabilities in early October, after the Lease Renewal Deadline, we'll email each group on the Waitlist with our availabilities and ask for their selection. After making a selection, or if none of the availabilities are acceptable, we will offer our remaining residences to each sequential group on the Waitlist. Residences will be assigned in the order the completed Applications were received. We will also notify you when all properties have been leased.

4. **Acceptance.** Once you have accepted a property, you will be bound by the lease terms. Have each roommate write a check to Charlottesville Apartments Management, LLC for $750 for his or her Security Deposit. Your deposit will not be refunded if you later decide not to live in the property you accepted. However, if individuals in the group change, as new members take their place and submit the required paperwork and security deposits, the former members will have their money refunded.

Frequently Asked Questions:

How much is the rent?
Rent for the 2027-2028 school year is $4,080 per month for the standard Floor Plan B (approximately 1,700 sq. ft.) and $4,180 per month for the larger Floor Plan A (approximately 1,800 sq. ft.) in units with hardwood floors, or $1,020 and $1,045 per bedroom respectively. For the other ground floor units (Apartments 1, 2, 11, 12, 13, & 14) Rent is $3,900 for Floor Plan B and $4,000 for Floor Plan A, or $975 and $1,000 per bedroom. The overall average monthly cost per bedroom is $1,020 per month.

What's included in the rent?
- Gigabit High speed wired and wireless internet service in every room - $80 Monthly Value
- Two reserved and numbered parking spaces - $150 Monthly Value
- Trash pickup, routine maintenance, and grounds care - $30 Monthly Value
- A friendly and responsive staff to answer questions and resolve maintenance issues - *Priceless!*

What utilities do the tenants pay for and how much do they typically cost?
Your group would responsible for electricity and water bills. Although utility costs can vary based on the consumption habits of the individual tenants, they generally average about $50 per person, per month. With a little effort towards conservation, your costs could be lower.

What furnishings and appliances are included?
Each apartment has its own laundry room with a full-sized washer and dryer. Kitchens are equipped with a dishwasher, garbage disposal, smooth-top range with a self-cleaning oven, built in microwave, and a large refrigerator with icemaker. There are also barstools provided for the kitchen breakfast bar and a 50" flat screen television and entertainment stand in the Living Room at no additional cost.

What size are the apartments?
There are thirty apartments at 1815 JPA; all of them have four large bedrooms, two full bathrooms, and one or two patios. Bedrooms measure approximately 11 ft. x 13 ft. and all have 8 ft. closets. Both bathrooms have a shower; one bathroom also has a whirlpool tub. There is a spacious living and dining area, a laundry room, and a large pantry and storage closets.

Can two people share a bedroom?
Yes. There are two floor plans at 1815; one of them has an 18 ft. "master" bedroom with a walk-in closet and its own balcony, which can easily accommodate two people. There is an additional charge of $100 per month for each additional tenant sharing a bedroom.

Are all leases 12 months?
Yes. Leases start on June 5th and end on May 25th for new, incoming tenants. Current renewing tenants' leases start on May 25th and end on May 25th of the following year.

Is subleasing allowed for portions of the lease-term?
Yes. However, finding a sub-lessor is your responsibility and you are responsible for the full rent and any damages that occur.

What is the Refurbishing Fee?
The Refurbishing fee is a one-time charge paid as extra rent by all Residents. It covers the costs associated with returning an apartment to a like-new condition. It does not cover move-out cleaning or repairing major damages to appliances, floors, doors, etc. It is separate from the Security Deposit, and allows Residents to decorate the apartment and enjoy the space freely and comfortably without worrying about unknown charges for doing so. The Refurbishing Fee is $295 per person for all units.

What is the Lease Guaranty and why are they required?
The Lease Guaranty is an agreement that a parent or financial guardian of each group-member must sign. Basically it states that, if the residents fail to fulfill their financial obligations as outlined in the Lease Agreement, the Guarantors will be held responsible as well.

Are pets allowed?
No. No pets or animals of any kind are allowed at 1815. Sorry.