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**CHARLOTTESVILLE APARTMENTS, LLC**  
**RESIDENTIAL LISTINGS**  
**OF**  
**HOUSES AND APARTMENTS**

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**Charlottesville Apartments, LLC**  
**1940 Blue Ridge Road**  
**Charlottesville, VA 22903-1216**  
**(434) 284-2744**  
**[www.CvilleApartments.com](http://www.CvilleApartments.com)**  
**[info@CvilleApartments.com](mailto:info@CvilleApartments.com)**

Dear Prospective Resident,

Thank you for your interest in one of our residential properties! We have several choice houses and apartments located in desirable areas that are ideal for UVa students. These properties are well maintained and offer more privacy and opportunities for relaxing and entertaining than you usually have in a large apartment building. How many apartment buildings have a front porch with a swing on it, or a grassy yard where you can entertain or set up a lawn chair to catch some sun? At the same time, we provide you with a greater rental value than is generally found this close to the University; just minutes away from Cabell Hall, the hospital, The Corner, and the Architecture school. You can walk to class or take the nearby UVA bus.

Most of our houses feature large rooms, decorator color schemes, good closet space, well equipped kitchens, hardwood floors, high ceilings, fireplaces, outdoor patios and decks, off street parking, and landscaped yards. Since most of the residences were formally fine single-family homes, they each have unique qualities that give them the ambiance that is typical of a home and less like a cookie cutter apartment complex. We have houses with 4, 5, 6, or 8 bedrooms and apartments with 1 or 2 bedrooms.

Below you'll find a list of properties with their respective features, amenities, and floor plans. Leases generally begin on June 5<sup>th</sup> and end on May 25<sup>th</sup> of the following year. Rent for one-bedroom apartments start at \$755 per month and the rent for the houses is approximately \$795 per bedroom per month. Included at no cost are trash collection, maintenance, and yard care. You are responsible for utilities (water, gas, electricity, cable, and internet). Combined utilities typically are less than \$100 per person per month.

The Lease Documents can be found on our website, [CvilleApartments.com](http://CvilleApartments.com); you and your group will need to visit the website to fill out the Lease Agreement and other Leasing Documents. Your parents will also need to sign a Residential Lease Guarantee if you are an undergraduate student. A refundable Security Deposit of \$500 per tenant is required after you've been offered, have accepted, and been assigned to a specific property and your first month's rent is due on your move-in date. You'll find step-by-step instructions for submitting a Lease Application on the following page.

Please feel free to contact us should you have any questions regarding the Properties or the Leasing Documents.

Best,

*Charlottesville Apartments Management*

## **Online Leasing Instructions**

**Fill out all Leasing Documents online:** If you later choose not to live with us, or if you are not assigned a residence, your information will be deleted and your paperwork will be destroyed.

### **Detailed Instructions:**

**1. Download the forms from CvilleApartments.com.** On our website, in the blue 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. If we have agreed to any Special Provisions, enter those on that page to be reviewed and signed for our approval.

**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 email the form to [info@CvilleApartments.com](mailto:info@CvilleApartments.com).

**4. Email us the completed paperwork.** When everything is complete, have one person email everything to us as an attachment to [info@CvilleApartments.com](mailto:info@CvilleApartments.com).

### **Very Important:**

**1. Application Only.** Completing and submitting the Leasing Application 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 availability in the beginning of October we'll email the applicant group offering them the property. We'll assign properties based on when each group turned in their completed Leasing Application Packages. 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 Security Deposit check to Charlottesville Apartments Management, LLC for \$500. Security Deposits for single bedroom apartments are equal to one month's rent. Your deposit will not be refunded if you later decide not to live in the property you accepted. However, you may replace individuals on the Lease at any time.

**Incomplete paperwork and partial groups will not be accepted. For instance, if you're renting a five-bedroom house you need at least 5 people; but don't worry, you can add or change individuals on the Lease at any time.**



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## 1009 A WERTLAND STREET

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### 1 Bedroom & 1 Bathroom

**\$1,105 per Month – Lease Term: June 5<sup>th</sup> to May 25<sup>th</sup>**

#### **INSIDE**

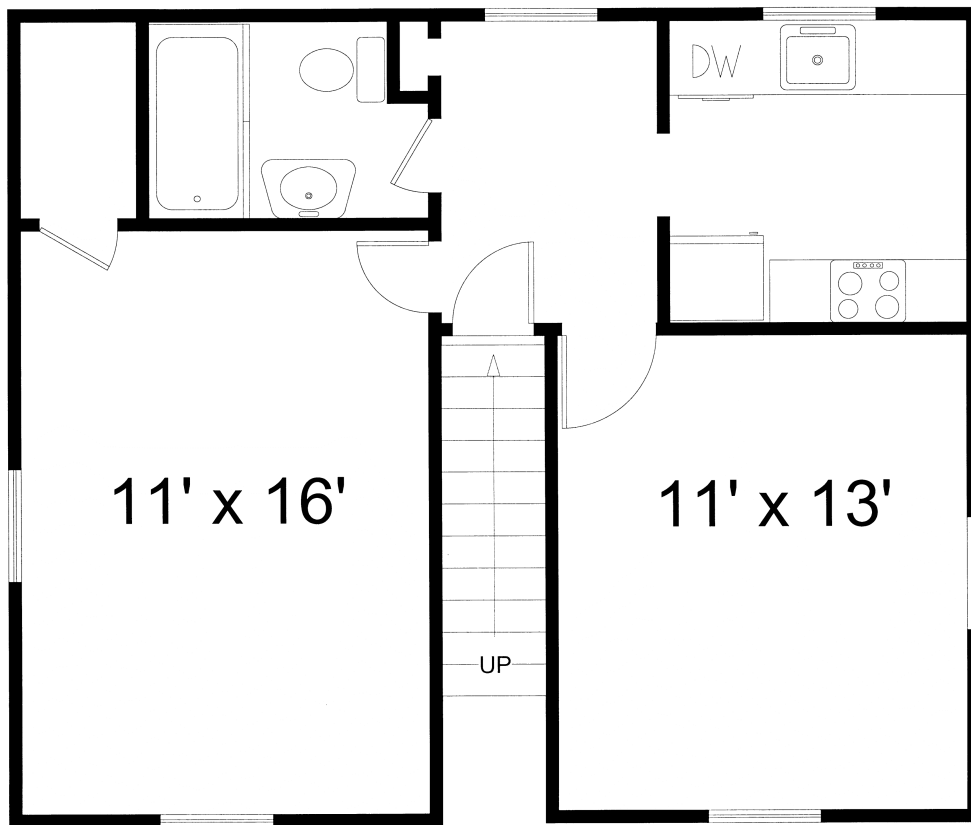
- Living room, kitchen, dining area, bedroom, bathroom
- Hardwood floors
- Kitchen with dishwasher, disposal, refrigerator, range, and microwave
- Washer and Dryer (in basement)
- Basement storage

#### **OUTSIDE**

- Shared patio
- Landscaped yard with pear tree

#### **AMENITIES**

- Off-street parking
- Air-conditioning
- Yard maintenance
- Trash collection







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## 1009 B WERTLAND STREET

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### 1 Bedroom & 1 Bathroom

**\$1,210 per Month – Lease Term: June 5<sup>th</sup> to May 25<sup>th</sup>**

#### **INSIDE**

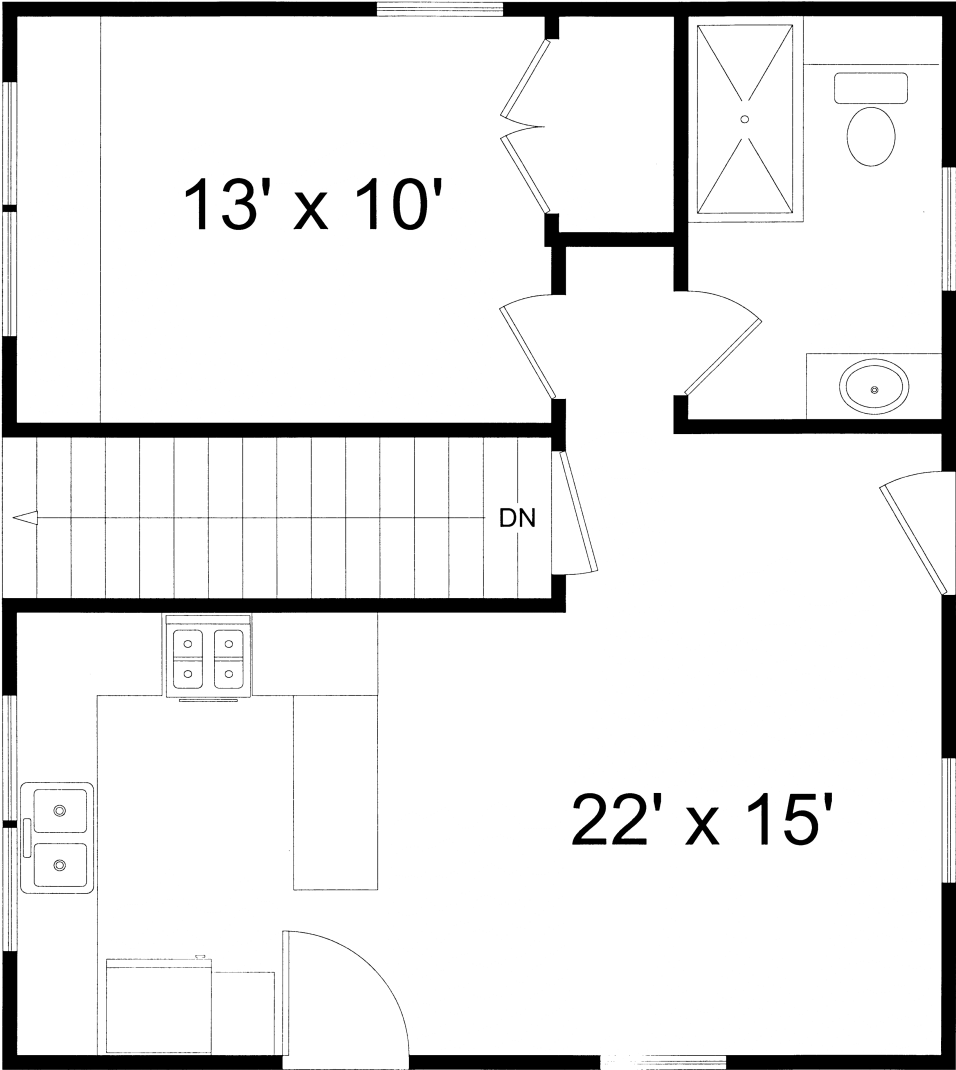
- Hardwood floors
- Deluxe kitchen with dishwasher, disposal, refrigerator, gas range, and microwave
- Built in entertainment center
- Built in desk and bookcases
- Built in breakfast bar with bar stools included
- Washer and Dryer (in basement)
- Basement storage

#### **OUTSIDE**

- Shared patio and a second private deck
- Landscaped yard with pear tree

#### **AMENITIES**

- Off-street parking
- Central air-conditioning
- Yard maintenance
- Trash collection





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## 1009 C WERTLAND STREET

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### 1 Bedroom & 1 Bathroom

**\$755 a Month – Lease Term: June 5<sup>th</sup> to May 25<sup>th</sup>**

#### **INSIDE**

- Living room with hardwood floor, small eat-in kitchen, and bedroom
- Kitchen with refrigerator, range, and microwave
- Washer and dryer
- Large storage area

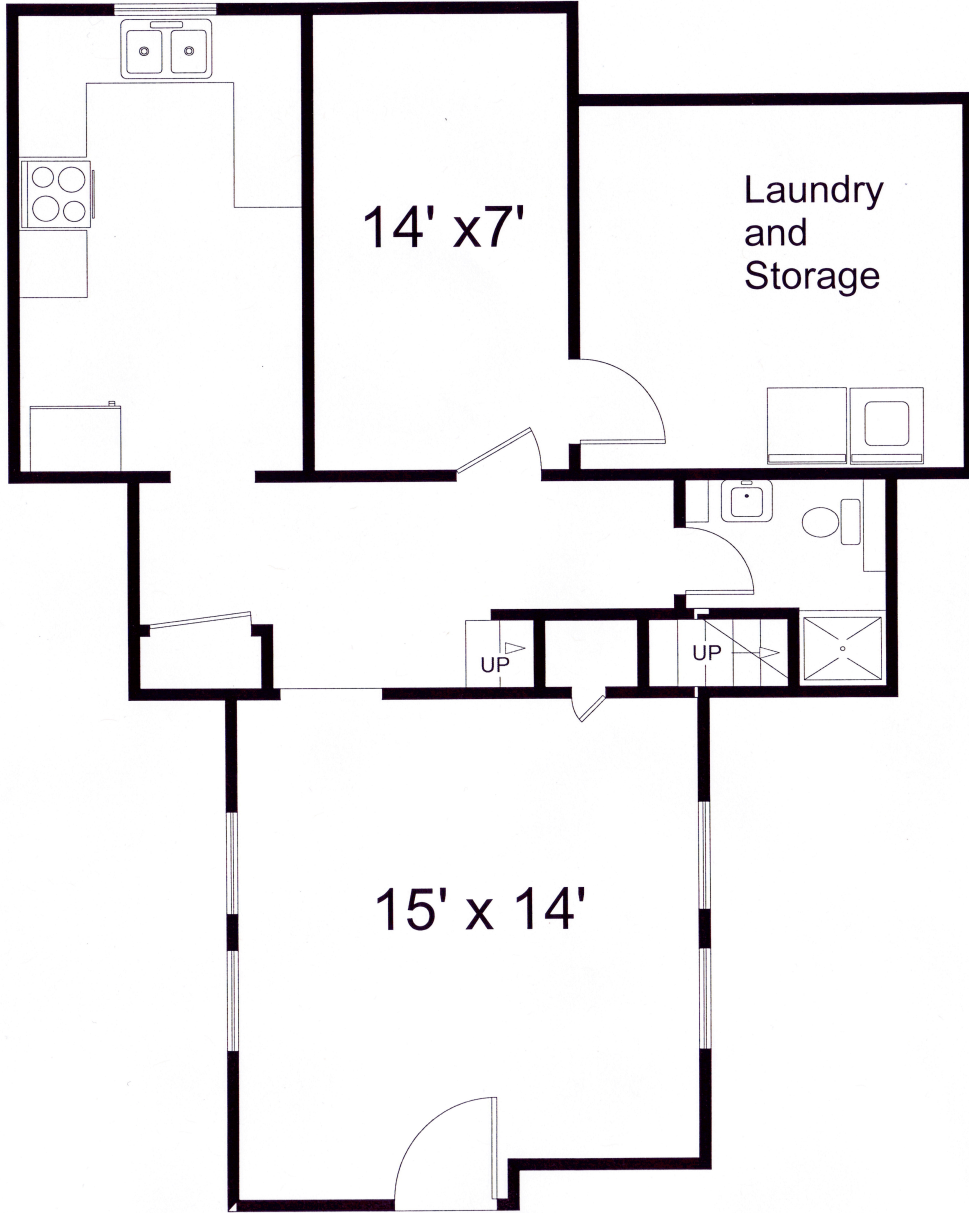
#### **OUTSIDE**

- Fenced-in yard

#### **AMENITIES**

- Several off-street parking spaces
- Water and Electrical Utilities as well as Trash collection and yard care are included
- Walk to class
- Close to “The Corner” and the Hospital









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## 1 005 B WERTLAND STREET

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### 1 Bedroom & 1 Bathroom

**\$1,085 per Month – Lease Term: June 5<sup>th</sup> to May 25<sup>th</sup>**

#### **INSIDE**

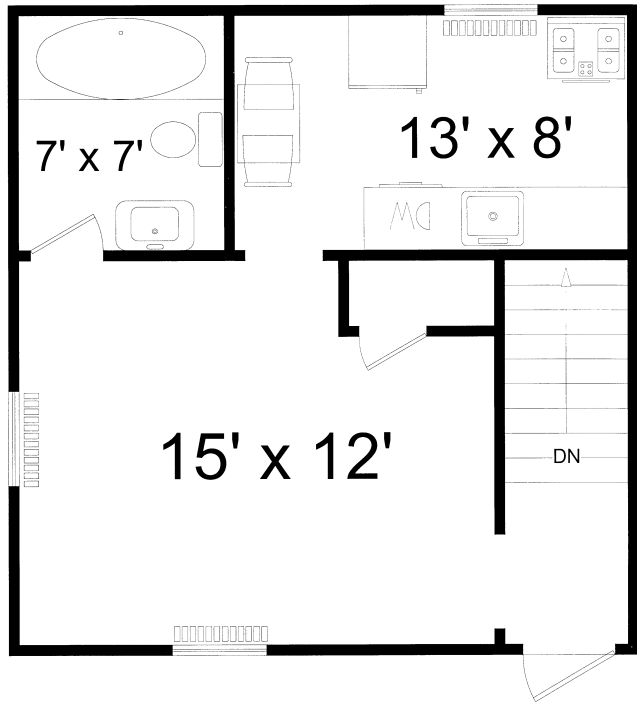
- Large bedroom
- Living room with hardwood floor
- Kitchen with dishwasher, refrigerator, range, and microwave
- Washer and Dryer
- Basement storage

#### **OUTSIDE**

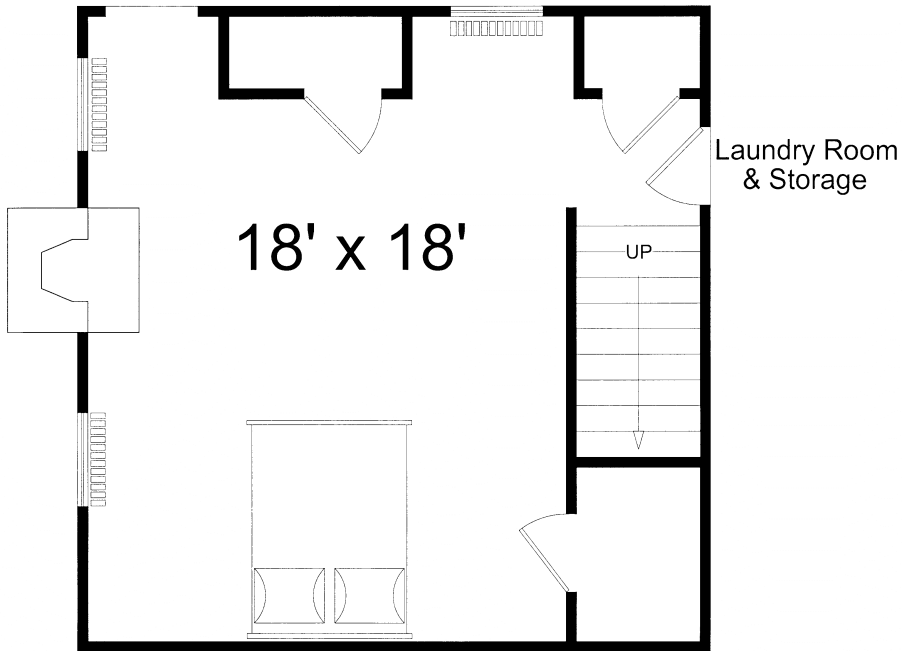
- Front patio and back deck

#### **AMENITIES**

- Off-street parking
- Yard maintenance
- Trash collection
- Walk to class
- Close to “The Corner”



1005-B Upper Floor



1005-B Lower Floor



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## **1001 A WERTLAND STREET**

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**2 Bedrooms & 1½ Bathrooms**

**\$1,640 per Month – Lease Term: June 5<sup>th</sup> to May 25<sup>th</sup>**

**INSIDE**

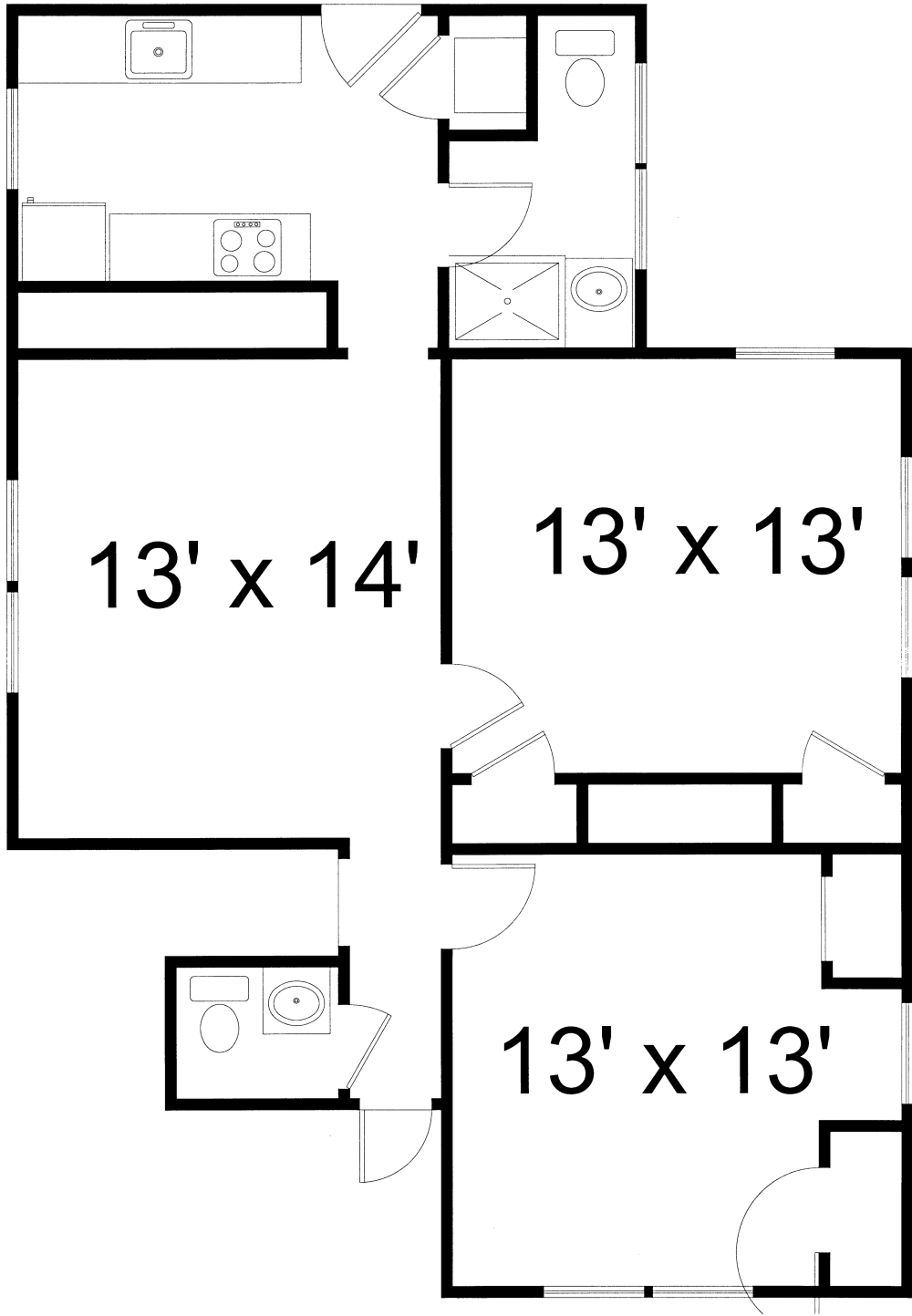
- Large bedrooms, living room (rooms have hardwood floors, 9 foot ceilings, and classic architectural details)
- Kitchen with dishwasher, refrigerator, range, and microwave
- Washer and dryer
- Basement storage

**OUTSIDE**

- Front and back porch, fully landscaped yard

**AMENITIES**

- Off-street parking
- House and yard maintenance
- Trash collection
- Walk to class
- Close to “The Corner”







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## **1001 B WERTLAND STREET**

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### **2 Bedrooms & 1 Bathroom**

**\$1,540 per Month – Lease Term: June 5<sup>th</sup> to May 25<sup>th</sup>**

#### **INSIDE**

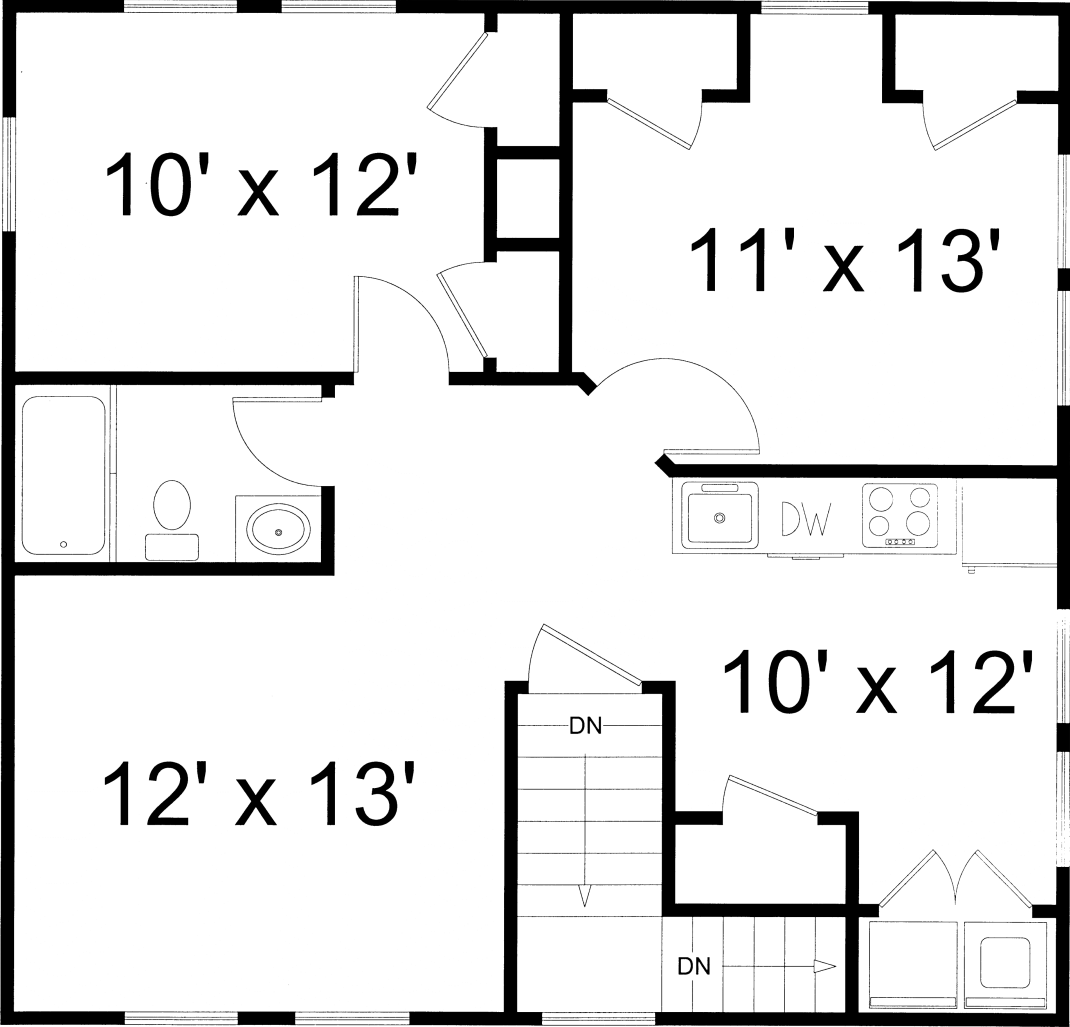
- Large bedrooms, living room (rooms have hardwood floors, 9 foot ceilings, and classic architectural details)
- Kitchen with dishwasher, refrigerator, range, and microwave
- Washer and dryer
- Central Air heating and cooling

#### **OUTSIDE**

- Fully landscaped yard

#### **AMENITIES**

- Off-street parking
- House and yard maintenance
- Trash collection
- Walk to class
- Close to “The Corner”





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## 1005 WERTLAND STREET

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**5 Bedrooms & 3 Bathrooms**

**\$3,975 per Month – Lease Term: June 5<sup>th</sup> to May 25<sup>th</sup>**

**INSIDE**

- Large bedrooms, living room (all rooms have hardwood floors, 9 foot ceilings, and classic architectural details)
- Kitchen with dishwasher, disposal, 2 refrigerators, range, and microwave
- 2 Washers and 2 dryers
- Basement storage

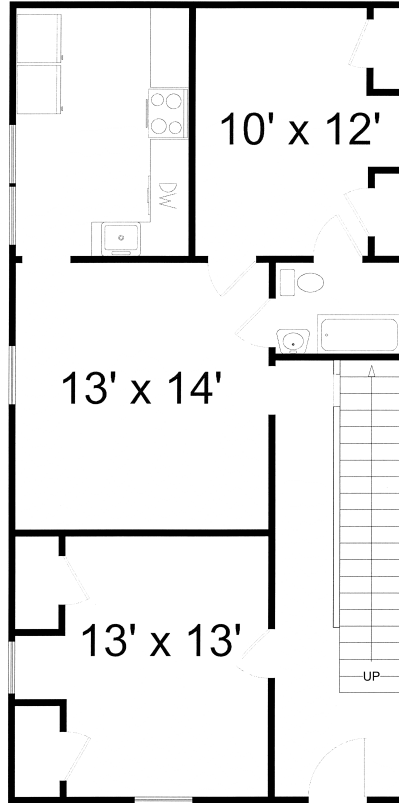
**OUTSIDE**

- Wrap around front porch, fully landscaped yard

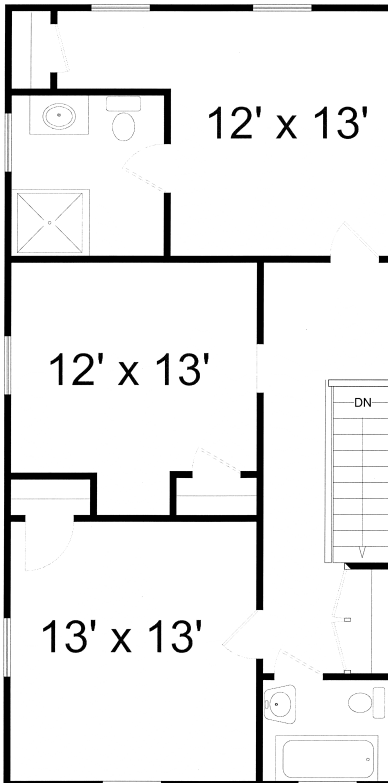
**AMENITIES**

- Off-street parking
- Yard maintenance
- Trash collection
- Walk to class
- Close to “The Corner”

**Main Floor**



**Upstairs**







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## 1009 WERTLAND STREET

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### **6 Bedrooms & 5 Bathrooms**

**\$4,770 per Month – Lease Term: June 5<sup>th</sup> to May 25<sup>th</sup>**

#### **INSIDE**

- Large bedrooms, living room, dining room (most rooms have hardwood floors, 9 foot ceilings, and classic architectural details)
- Kitchen with dishwasher, refrigerator, range, and microwave
- Second “mini-kitchen” upstairs with refrigerator, stove, and microwave
- Washer and dryer

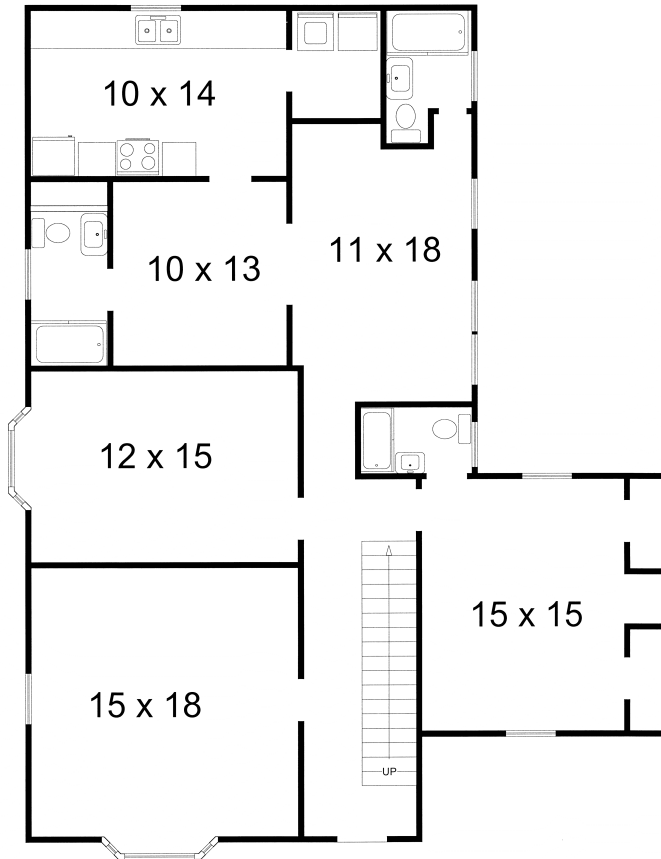
#### **OUTSIDE**

- Large deck, front porch, fully landscaped yard

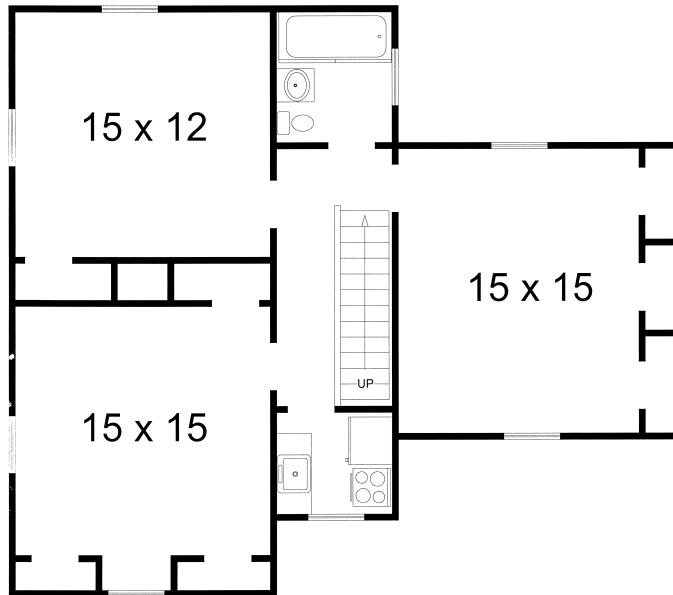
#### **AMENITIES**

- Off-street parking
- Yard maintenance
- Trash collection
- Walk to class
- Close to “The Corner”

**Main Floor**



**Upstairs**





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## 805 CABELL AVENUE

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### **8 Bedrooms & 4 Bathrooms**

**\$6,360 per Month – Lease Term: June 5<sup>th</sup> to May 25<sup>th</sup>**

#### **INSIDE**

- Large bedrooms (all with closet space), living room with bay windows.
- Large Kitchen with granite countertops, hand-made hickory cabinets, ceramic tile flooring with a working fire-place. Two refrigerators, dishwasher, disposal, range, and microwave.
- All rooms have hardwood floors, 10 foot ceilings, and classic architectural details.
- Washer and Dryer
- Several storage closets

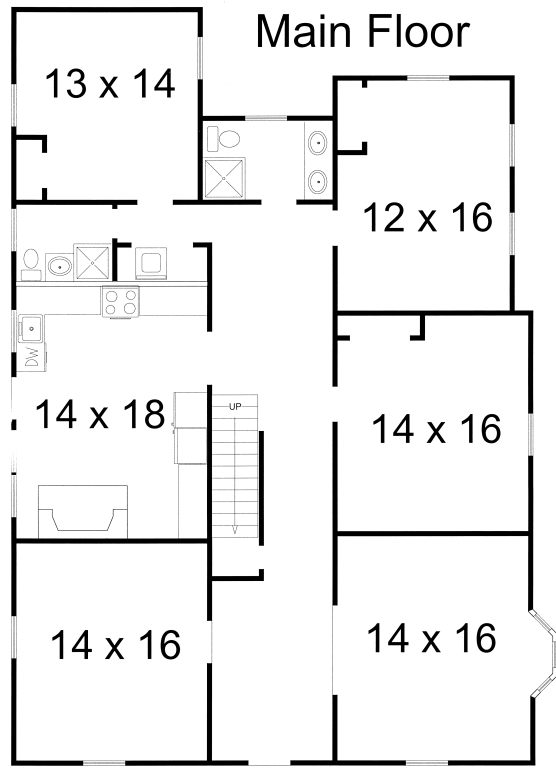
#### **OUTSIDE**

- Large paved parking area
- Deck

#### **AMENITIES**

- Off-street parking
- Yard maintenance
- Trash collection
- Walk to class
- Close to “The Corner”





### Upstairs

