

LEROUX HOUSE: 516 S. LEROUX ST. RIGHT ACROSS THE STREET FROM NAU!

If you are a Junior, Senior or Grad Student, and would like living right across the street from NAU - in clean, upgraded housing with a very large Bedroom with extra privacy, then Leroux House is a great home for you. A single Bedroom lease runs from June 1, 2020 through May 20, 2021. Rents are: First Floor: \$685 / Month; and the Second Floor: \$660 / Month. See below for the Third Floor. The Lease is detailed to ensure the health, enjoyment and equality of all Residents: See the Information below, and the backside for plans and photos.

PART ONE: LIVING FEATURES

A. LOCATION: RIGHT ACROSS THE STREET FROM NAU.

1. No Campus Parking Pass Needed: Residents can walk, ride their bikes or take the NAU north corner bus.
2. Biology, Chemistry, Physics Buildings; Only One Block
3. NAU Gym and Pool: Only 2 Blocks
4. Downtown Flagstaff: Only Four Blocks.

B. FREE OFF-STREET PARKING.

1. Parking for ALL Residents around the building, plus bicycles.

C. BEDROOMS - MUCH LARGER THAN MOST AREA APARTMENTS.

1. Six First Floor Bedrooms. Average over 300 Square Feet.
2. Seven Second Floor Bedrooms. Average over 200 Square Feet.
3. Walk-in Closet & Vanity Sink. In all Bedrooms.
4. Furnished by residents. Allows larger & more furniture options.
*** Third Floor: 1661 Square Feet - See Below

D. TWO SPLIT BATHROOMS - ON BOTH FIRST & SECOND FLOORS

1. Two Powder Rooms - Each Floor: Separate Toilets with Sinks.
2. A Shower and Tub Shower Room - on each floor.
3. Cleaned Weekly. Toilet paper, hand towels & soap provided.

E. FULL KITCHENS - ON BOTH FIRST & SECOND FLOORS

1. Provided: All Cooking / Serving Utensils & all Dishes.
2. Refrigerator & Cabinet Spaces: Divided to each Resident.
3. Weekly added: Paper towels, dish soap, pads & trash bags.
4. Kitchen Cleaning: Residents are required to clean all cooking utensils, dishes, ranges & countertops after each use.

F. DINING / LIVING AREAS & LAUNDRIES - BOTH FLOORS

1. Cleaned weekly. By Flagstaff Property Management.
2. Living /Dining Area. Table with 6 chairs; sofa and chair.
3. Laundry Room: Free Washer & Dryer plus Storage Cabinets.

PART TWO: LIVING REGULATIONS

A. NO SMOKERS AND NO PETS AT LEROUX HOUSE.

1. NO SMOKING: No substance by any method is allowed - including e-cigarette smoking or vaping.
*Medical Marijuana taken by food or pills only.
2. NO PETS: Not allowed because, at Leroux House, they would cause significant disruptions to other residents. This is included in the Arizona Center for Disability Law.

B. NOISE, GUESTS, ILLEGAL DRUGS & WEAPONS.

1. Excessive or Loud Noise or Disorderly Conduct is Prohibited.
**Including: sound equipment, voices, or large parties.
2. Guests may Stay: no more than 3 nights in any 2 week period.
3. Illegal Drugs: Possession, use or sale are prohibited.
4. No Firearms: Or explosives are allowed.

C. RENT: IS PAID SEPARATELY BY EACH BEDROOM RESIDENT.

1. FIRST FLOOR: SIX BEDROOMS: \$685 / MONTH.
2. SECOND FLOOR: 7 BEDROOMS: \$660 / MONTH.
3. THIRD FLOOR: 1 LARGE BEDROOM. 2 Residents: \$1200/Month.
3 Residents: \$1600 Month.
4. JUNE DISCOUNT: Rent is 50%. ***Not for July and August.
5. PRORATED RENT: Last month of lease - May 1 through May 20.
6. RENT INCLUDES: All Utilities plus Bedroom modems / routers, free laundry & parking, & weekly cleaning & supplies.
***There are no fees or charges outside of monthly rent.
7. RENT IS DUE IN FULL: THE FIRST DAY OF EVERY MONTH.
8. RENT PAYMENT: By Check or Money Order- no cash accepted.

D. SECURITY DEPOSITS: One Months Rent at Writing of Lease.

1. Deposit. Must be a check or money-order. No cash or transfer.
2. Deposits are Returned: At move-out, minus \$150 to clean;
*unless damages during the lease period require repairs.

G. SECURITY, SAFETY AND OUTDOOR LIVING

1. Locked Doors: Outside & Bedroom. Separate keys for both.
2. Doorbell: From Outside Door to each Residents room.
3. Exterior Lighting: Front & back of Building & outside Doors.
4. Private Mailbox: For each Resident, with their own key.
5. Smoke Alarms & Sprinkler System: Installed throughout.
6. Lawn & Picnic Table: Bar-B-Ques allowed on Yard or Decks

THE THIRD FLOOR APARTMENT

1. Separate Third Floor: Large- 1661 Square Feet. Full kitchen & bath, a huge living room & bedroom, closet & storage.
2. Laundry: Third Floor Residents use the Second Floor Laundry.
3. Rent: \$1200 / month for 2 Residents; \$1600 / Month for 3.
4. *The third floor is private - no cleaning or supplies provided.

PART THREE: TO LEASE AT LEROUX HOUSE

A. ALL RESIDENTS MUST HAVE AT LEAST 60 CREDITS

1. RESIDENTS MUST BE JUNIORS, SENIORS or GRAD STUDENTS.
2. RESIDENTS MUST BE ENROLLED AT NAU - BOTH FALL & SPRING.
3. AT LEASE WRITING: MUST PRESENT OFFICIAL NAU FALL ENROLLMENT - SHOWING AT LEAST 60 CREDITS.
4. SPRING ENROLLMENT - SAME: MUST BE SUBMITTED BY NOV. 1.

B. DURATION OF LEASE: JUNE 1 TO THE NEXT MAY 20.

1. JUNE RENT ONLY is cut by 50% . **Not July or August.

C. 1ST & 2ND FLOOR LEASES ARE BY BEDROOM - ONE OCCUPANT

1. NO GROUPS: Two rooms max. may be leased to 2 friends.

*This prevents domination or exclusion of other residents.

