

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

FEATURES

REQUIREMENTS & REGULATIONS

If you are a Junior, Senior or Grad Student, and would like living right across the street from NAU - in clean, upgraded housing, having a very large Bedroom, providing much more privacy - and with vanity sink and walk-in closet - then Leroux House is a fine choice for you to live. A Single Bedroom Lease runs from June to the next May. Rents are: First Floor (Men's Bedrooms) \$710 / Month; Second Floor, (Women's Bedrooms) \$685 / Month. *June - 50% Rent. See Below for the Third Floor. There are no other Fees. The Lease ensures the Enjoyment & Equality of all Residents.

PART ONE: LIVING FEATURES

PART TWO: TO LEASE AT LEROUX HOUSE:

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.

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. FREE OFF-STREET PARKING.

1. Parking for ALL Residents Around the Building, plus Bicycles.

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

1. JUNE RENT is cut by 50% .
2. Previous Residents ONLY, can re-lease for Fall Semester - to December 31.

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.
*** Third Floor: 1661 Square Feet - See Below

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

1. NO GROUPS: Two Bedrooms Max. may be Leased to 2 Friends.
*This Prevents Domination or Exclusion of Other Residents.

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 Both Floors.
3. Cleaned Weekly. Toilet Paper, Hand Towels & Soap provided.

D. SECURITY DEPOSITS: ONE MONTH'S RENT - AT SIGNING THE LEASE.

1. Deposit. Must be a check or money-order. No Cash or Transfer.
2. Deposits are Returned: At Move-Out - unless room's extremely soiled or damaged. Within 14 days, invoices and balance of deposit are returned,

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.

C. RENT BY MONTH

1. FIRST FLOOR: SIX BEDROOMS: \$710 / MONTH.
2. SECOND FLOOR: 7 BEDROOMS: \$685 / MONTH.
3. THIRD FLOOR: 1661 S.F. 2 Residents: \$1200/Month.
4. JUNE DISCOUNT: RENT IS 50%.
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.

F. DINING / LIVING AREAS & LAUNDRIES - BOTH FLOORS

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

***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.

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

LIVING REGULATIONS

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: Because Leroux House is Shared Housing.

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.
5. Alcohol: If over 21: No large, loud parties.

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. 8The Third Floor is Separate - cleaning & supplies aren't provided.