

Where Location Meets Quality Living

COMMUNITY AMENITIES

Covered and Uncovered Parking Available
Clubhouse
BBQ Grills
State of the Art Fitness Center
Moments Away from University Place Mall,
Restaurants, and More
Moments Away From BYU and UVU
Located next to both Orem and Provo UTA
Lines
Community Courtyard with Picturesque
Landscaping
Community BBQ Grill with Picnic Area
Spruce - Cleaning & Chore Services
Storage Available For Rent
Professional Management and Maintenance
Clubhouse
24/7 Package Lockers
24/7 Fitness Center
Pet Friendly Community
EV Parking
Conference Room

RENTAL HOME FEATURES

Smart Home Features
Full Size Washer/Dryers Included
Granite Countertops
Premium Cabinets
Patio/Balcony
Ceiling Fans
Open Concept Floor Plans
Plush Carpet
Tile Flooring
Large Oversized Windows
Oversized Sliding Glass Doors
Walk-In Closets
Central Air/Heat
High Speed Internet
9ft Ceilings
Stainless Steel Appliances
Upgraded Apartment Homes

FLOOR PLAN HIGHLIGHTS



1-2 Bedrooms



1-2 Bathrooms



**In-Unit
Laundry**




750-1,057 SQ. FT.

Killer Rates.

Superb Quality.



 **1859 S. Columbia Ln.**
Orem, UT 84097

 **LiveAtSienaVillas.com**

 **833.825.1493**





Discover Your Perfect Fit

1-BEDROOM

1 BED X 1 BATH
750 SF



2-BEDROOM

2 BED X 2 BATH
1,057 SF



*All renderings & square footages are approximations. Floor plan sizes & finishes may vary.



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LIVING MADE SIMPLE

Your Guide to Pricing & Fees

FLOOR PLAN	SIZE (SQ. FT.)	MAX OCCUPANCY	RENTAL RATE (Rent Only)
1 BED 1 BATH	750 SQ. FT.	2 OCCUPANTS	
2 BED 2 BATH	1,057 SQ. FT.	4 OCCUPANTS	

SPECIALS (IF APPLICABLE):

**Restrictions May Apply- Pricing & Specials Change Daily. Ask a team member for more details.*

ONE-TIME FEES:

APPLICATION FEE:	\$50/Applicant
ADMIN FEE (NON-REFUNDABLE):	\$200
SECURITY DEPOSIT (REFUNDABLE):	\$500-OAC
PET FEE (OPTIONAL - NON-REFUNDABLE):	\$400/Pet
PET DEPOSIT (REFUNDABLE):	\$200/Pet

RECURRING FEES:

SMART HOME PACKAGE:	\$85/mo
• Includes 1 Gbps Internet & Smart Home Hardware & Software.	
UTILITIES (BASED ON USAGE):	
• Residents are responsible for setting up and maintaining electricity in their name to be paid directly to the service provider. Water, sewage, trash, CAM fees and pest control will be billed monthly in addition to rent.	
Rents are based on usage, square footage and total occupants.	
PET RENT (OPTIONAL):	\$45/mo/pet (2 pet maximum)
PARKING:	\$35/mo Reserved Covered/Vehicle

RENTER'S INSURANCE & RESIDENT INDEMNITY PROGRAM

Residents are required to maintain renter's insurance with a minimum liability of \$100,000 in liability coverage. Otherwise, residents will be automatically enrolled in our Resident Indemnity Program, which provides building coverage for \$15 per month.

BACKGROUND CHECK

Applicants are subject to a background check and credit screening to validate qualification of residence. Based on the results, your application will be approved, denied, or approved with conditions.

**Pricing & availability is subject to change at any time. For more information, speak with a leasing agent.*



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