



Where Location Meets Quality Living

COMMUNITY AMENITIES

- 24/7 Fitness Center
- Heated Saltwater Pool
- Outdoor Courtyard With Firepit & BBQ
- Pet Friendly Community
- Sport Court
- 24/7 Package Lockers
- Sundeck
- Indoor Lounge
- Convenient Amherst Location
- Conference Room Or Personal Work/Study Spaces
- Walking Distance to University of Buffalo
- Professional Management & Maintenance
- 24/7 Guest Laundry
- Clubroom With Free Wi-Fi

APARTMENT FEATURES

- Renovated Apartments
- Quartz Countertops
- Washer/Dryer Included
- Stainless Steel Appliances
- Central Heat & Air
- Open Concept Kitchen
- New Cabinets
- Wood-Like Flooring
- Loft Style Bedroom
- Vaulted Ceilings
- Ceiling Fans
- Most Utilities Included
- Furnished Apartments Available

FLOOR PLAN HIGHLIGHTS



Studios & 2 Bedrooms



1-2 Bathrooms



In-Unit Laundry Available



450-725 SQ. FT.

Killer Rates.

Exceptional Service.



100 Maple Rd.
Amherst, NY 14221

 AviaLofts.com

 833.535.6192





Discover Your Perfect Fit

STUDIOS

**STUDIO A X 1 BATH
450 SF**



**STUDIO B X 1 BATH
563 SF**



2-BEDROOM

**2 BED X 2 BATH LOFT
725 SF**



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



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Your Guide to Pricing & Fees

FLOOR PLAN	SIZE (SQ. FT.)	MAX OCCUPANCY	RENTAL RATE (Rent Only)
STUDIO A	450 SQ. FT.	2 OCCUPANTS	
STUDIO B	563 SQ. FT.	2 OCCUPANTS	
2 BED 2 BATH LOFT	725 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: \$20/Applicant
 ADMIN FEE (NON-REFUNDABLE): \$225
 SECURITY DEPOSIT (REFUNDABLE): \$500-OAC *\$1,000 on Conditional Approval
 PET FEE (OPTIONAL - NON-REFUNDABLE): \$300/Pet

MOVE IN COST ESTIMATE:

RECURRING FEES:

INTERNET PACKAGE: TBD

*Held in Resident's Name. Resident can select package & provider of either Spectrum or Verizon.

UTILITIES:

- ALL UTILITIES ARE INCLUDED!

PET RENT (OPTIONAL): \$40/mo/pet (2 pet maximum)

PARKING: FREE

TRASH REMOVAL: \$20/mo

PEST CONTROL: \$5/mo

SHORT TERM LEASES (3-5 MONTHS): \$200/mo

RECURRING COST ESTIMATE:

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.*

