



Lofts at Maple Road



PEG



*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
- All 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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# LIVING MADE SIMPLE



## 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): ..... \$300-OAC \*One Month's Rent on Conditional Approval  
PET MOVE IN FEE (NON-REFUNDABLE): ..... \$300/Pet

MOVE IN COST ESTIMATE: .....

### RECURRING FEES:

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

UTILITIES:

- ALL UTILITIES ARE INCLUDED! \*Pest Control & Trash are not included.

PET RENT: ..... \$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.*



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