

# Avia

Apartments at 110<sup>th</sup> Street



*Where Location Meets Quality Living*

## COMMUNITY AMENITIES

- Professional Management & Maintenance
- Outdoor Courtyard
- Resort-Style Pool
- Pet Friendly Community
- 24/7 Laundry Facility
- Moments Away From Several Colleges & the Convention Center
- RentPlus - Credit Builder
- Free Uncovered Parking
- Fully Loaded 24/7 Fitness Center
- 24hr Package Locker
- Leasing Guarantors Program
- Clubhouse
- Covered Parking

## APARTMENT FEATURES

- Modern Flooring
- Efficient Appliances
- Cable Ready
- High Ceilings
- Courtyard View
- Loft Style Bedroom
- New Modern Cabinets w/ Quartz Countertops
- Washer/Dryer Included
- Open Concept Living
- Central Heat & Air
- High Speed Internet Capabilities

## FLOOR PLAN HIGHLIGHTS



**Studios & 2 Bedrooms**



**1-2 Bathrooms**



**In-Home Laundry Available**




**483-790 SQ. FT.**

*Killer Rates.*

*Exceptional Service.*



 **6300 W. 110<sup>th</sup> Street**  
**Overland Park, KS 66211**

 **Avia110.com**

 **888.705.2792**





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Apartments at 110<sup>th</sup> Street

Discover Your Perfect Fit

**STUDIO**

**STUDIO X 1 BATH  
483 SF**



**2-BEDROOM**

**2 BED X 2 BATH LOFT  
790 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	483 SQ. FT.	2 OCCUPANTS	
2 BED   2 BATH	790 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): ..... \$150  
 SECURITY DEPOSIT (REFUNDABLE): ..... \$300-OAC \*One Month's Rent on Conditional Approval  
 PET FEE (NON-REFUNDABLE): ..... \$300/Pet (2 pet maximum)

MOVE IN COST ESTIMATE: .....

### RECURRING FEES:

#### INTERNET PACKAGE:

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

#### UTILITIES:

- Residents are not responsible for setting up and maintaining electricity in their name. Water, sewage, & trash will be billed monthly on top of rent based on usage using a third-party utility billing service. There is a \$25 one-time set up fee.

PET RENT: ..... \$25/mo/pet (2 pet maximum)

- \*See breed restrictions on website.

PARKING: ..... FREE

- Covered Parking: ..... \$40/mo

PEST CONTROL: ..... \$7/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.*

