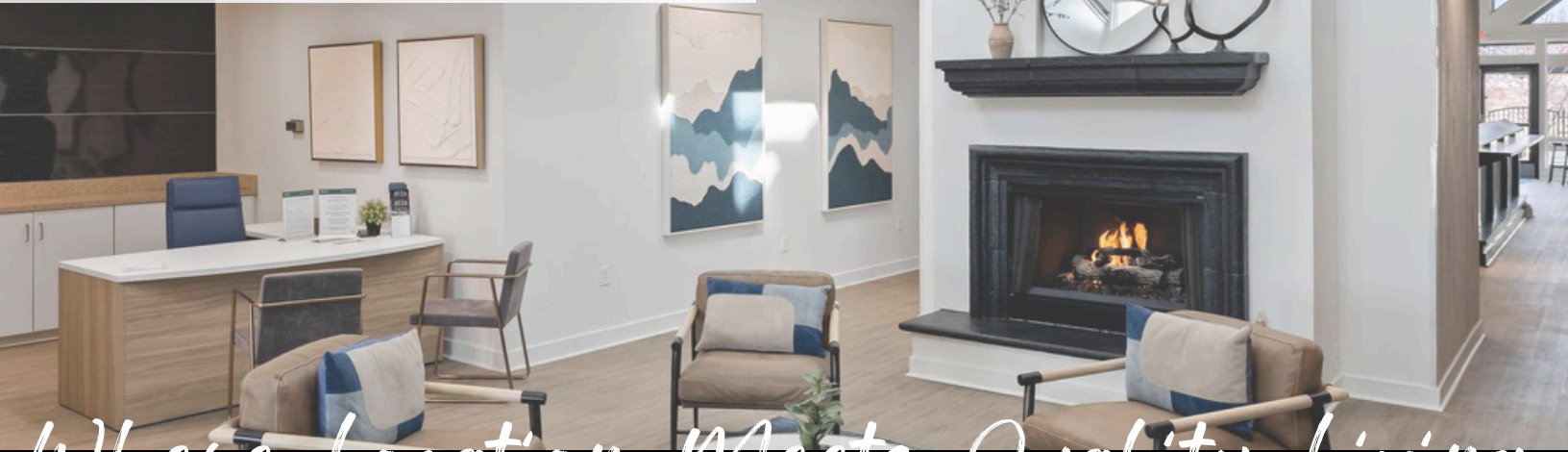


AVIA

Apartments on College Blvd

PEG



Where Location Meets Quality Living

COMMUNITY AMENITIES

- Walking Distance from Johnson County Community College
- Pet Friendly Community
- BBQ Grilling Stations
- RentPlus - Credit Builder
- Professional Management & Maintenance
- Near Shopping & Entertainment
- Community Pool
- 24/7 Laundry Facility
- Free Uncovered Parking
- Clubhouse
- 24/7 Fitness Center
- Business Center
- Package Lockers
- Covered Parking

APARTMENT FEATURES

- New Modern Cabinets
- Quartz Countertops
- Stainless-Steel Appliances
- Oversized Soaking Bathtub
- Large Closets
- Kitchen Island
- Renovated Apartment Homes
- Wood Plank Flooring
- Full Size Front Loading Washer & Dryers Included
- Open Concept Living
- Central Heat & Air
- Walk-In Closets
- Vaulted Ceilings (In Select Homes)

**Select Units*

FLOOR PLAN HIGHLIGHTS



2 Bedrooms



2 Bathrooms



***In-Home Laundry Available**



950 SQ. FT.

Killer Rates.

Exceptional Service.



**11400 College Blvd.
Overland Park, KS 66210**



AviaCollegeBlvd.com



866.942.6839



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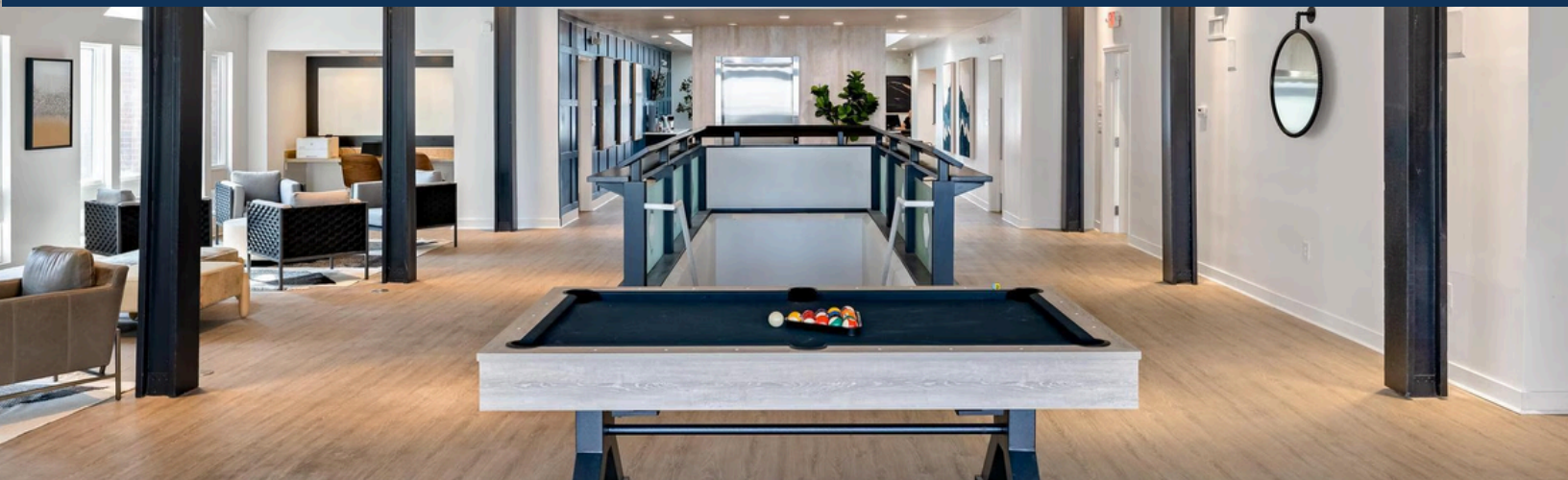
Discover Your Perfect Fit

2-BEDROOM

**2 BED X 2 BATH
950 SF**



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



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Overland Park, KS 66210



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Your Guide to Pricing & Fees

FLOOR PLAN	SIZE (SQ. FT.)	MAX OCCUPANCY	RENTAL RATE (Rent Only)
2 BED 2 BATH	950 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 responsible for setting up and maintaining electricity in their name. Water, sewage, gas, & 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 and a \$6.50/mo utility billing fee.

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

- *See breed restrictions on website.

PARKING: FREE

- Covered Parking: \$40/mo per vehicle (limited)

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.*

