

## Paseo Senter at Coyote Creek- Information for new tenants

This information is only a general guide for move-in. Full details are provided in the lease and other move-in documents.

### About Paseo Senter

The property contains 214 units of 1, 2 and 3 bedroom units and offers qualified applicants the opportunity for a brand new unit at an affordable rent. The property provides a swimming pool, laundry facilities, a tot lot, community rooms, a computer center, case management, and a gym.

### Units

The units are located on four floors with a mix of bedroom sizes on each floor.

The average square footage is below:

<b>1 bed</b>	587 Sq ft	<b>2 bed</b>	782 Sq ft	<b>3 bed</b>	1005 sq ft
				(some have 2 bathrooms)	

### Parking

Parking on each level of the building and on the roof. Each household will be allocated one (1) parking stall on the floor in which their unit is located, as long as they provide proof of the tenant's ownership and insurance of the vehicle to the office. Households in a 2 or 3 bedroom unit may request one (1) additional stall. These will be allocated on an as available and a lottery basis and may not be available for all those who request a second stall. The additional stall may be located on a different floor.

All floors are accessible by an elevator.

Visitor parking will be on the street and the central Paseo. Parking for bicycles is also provided in the garage upon payment of a small key deposit. Bicycles may not be stored in units.

### Lease

The lease and other move in documents are to be signed on the day of move in and must be signed by all those who applicants who are 18 and over. The lease term is 12 months. After this initial period the lease becomes a month to month lease. Applicants may request a 6 month lease term, subject to certain conditions. The tenant is protected from rent increases for the duration of their initial lease.

### Utilities

Charities Housing pays for water and garbage removal. The tenant is responsible for all other utilities including electric, cable and telephone. Electricity will generally be available at move in. The tenant is responsible for transferring the utilities to tenant's name immediately. The tenant will be charged for any use from the day of move-in, regardless of whether the tenant has put them in the tenant's name or not.

All units are wired for cable (including data service). However, the tenant is responsible for all fees related to cable.

### **Onsite property management services**

The on-site property management office, including janitorial and maintenance services, will be open Tuesday through Saturday after move-in. All maintenance and tenant requests must be made in writing using the appropriate form.

The management team is available after hours for emergencies only. An emergency is defined as one where people or Charities Housing property is at risk of damage. The tenant will be given a toll free number to contact these staff after hours.

### **Onsite and local support services**

An afterschool mentoring program, an onsite day care, and services for kin-caregivers are expected to be available onsite for eligible tenants and for others not living at the property. Moving in does not guarantee access to these services. However, tenants will be given advance notice of openings in these programs. Details of these programs, public transportation and about enrolling in local schools will be provided at move-in.

### **Accessibility and reasonable accommodation**

A number of units are already adapted for wheel chair users. Some units are also adapted for persons who have a hearing impairment. All units are adaptable. If the accessible units are already full, other units may be adapted subject to a reasonable accommodation request. The elevator goes to each floor. The applicant should inform the management as early as possible they intend to move in with a live in caregiver or if they have a reasonable accommodation request (including a need for a service animal).

Please visit our website [www.charitieshousing.org](http://www.charitieshousing.org) for unit plans and photos.