



Property Handbook

Hadley North Scottsdale
15509 N. Scottsdale Rd.
Scottsdale, AZ. 85254

VERSION 1.1

Pure Suites
Office: 480.526.7070
stay@111pure.com
www.111pure.com



1. Key Information:

- Pure Suites: 480.526.7070
- Mailbox Number: See Check-In Information
- Parking Spot Number: See Check-In Information
- Amenity Floor Wireless Password: A guest network is available, information posted in the HUB.
- Emergency: 911
- Non-Emergency: 311
- Apartment Wireless User Name: UnitXXXX (*Note: Insert Your Unit # for XXXX*)
- Apartment Wireless Password: Furnished

2. Rent: Rent is payable on the 25th of each month. If you have elected to pay monthly, then the charge will go through on the 25th of the month. A late fee applies if rent arrives after the 25th of the month. If you booked through a 3rd party that handles billing, please refer to your agreement with the 3rd party for the payment schedule.

3. High Speed Internet: High-Speed Internet access is provided privately for your apartment. Wireless is enabled via the Wireless Router in the unit. You will need to connect to the wireless router and then enter the password below.

Wireless Router Name: UnitXXXX

Wireless Router Password: Furnished

*Insert your Unit Number in place of XXXX (for example, Unit1907) to connect to your apartment's wireless network

*Note that "Furnished" has a capital "F."

4. Amenities: Amenities are located in building B, and are open 24 hours per day. There are pool towels included for your use in the apartment. The password for the wireless access in amenity space posted in the clubhouse. Please check with the leasing office for concerns about amenity floor wireless access.

The Rooftop Deck is accessed via the elevator on the right hall in Building B on the 1st floor. You will need your key fob to go to the rooftop.

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The Fitness Center and Yoga/Workout Room are located on the 2nd Floor.

The game room is on the 1st floor in Building B.

The pool and hot tub are located through the 1st floor lobby area and down the steps to outside in Building B.

The coffee bar is located in Building B on the 1st floor.

The Business Center/Conference Room is on the 2nd floor of Building B.

*Please note that glass containers cannot be brought to the pool, as glass in the pool will result in the need for the pool to be drained and shut down for a week.

*Maximum two guests at the pool, and residents must be present with the guests.

*No pets can be at the pool.

*Music can only be played through headphones in the amenity spaces, and not audible to others around you.

*BBQ grills must be cleaned after each use, and the gas turned off.

5. Security: Please lock the front door when you are not in the unit. Do not allow building access to anyone that you do not know.

Bikes and Personal Belongings – we recommend keeping all personal belongings, including bikes, locked inside your apartment. We also recommend removing valuables from your vehicle and locking your vehicle at all times.

6. Trash Room: There is a trash chute on your floor for your convenience. Please understand that throwing prohibited items down the trash chute can cause a backup and damage to the trash compactor, resulting in fines to you. There is a dumpster on the complex located to the left of the main gates at the end where you can throw larger items if needed.

Further, the building has a Valet Trash system. Current hours are Sunday -Thursday. Your Ally Waste garbage and recycle can be left outside of your door between 6PM-8PM Sunday-Thursday. Items will be collected after 8pm on those days. The container must

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be brought in by 9AM the following morning to avoid a fine. Please note that items must be bagged, tied, and fully inside the bins with the lids closed for the company to collect the items. No loose items can be in the bin, and bags cannot exceed 15 pounds each. The bag cannot be ripped or have holes, and no furniture items can be placed in the bin. Recycle must be in a blue bag purchased from the grocery store specifically for that purpose. There is a limit of two bags per container per evening. Collection does not occur on major holidays.

7. Non-Smoking Unit: This building is non-smoking, including all indoor and outdoor facilities. Smoking must be conducted outside, and a minimum of 15 feet away from the building in the designated smoking area. This building will immediately evict residents found smoking in their apartment or in the building. Pure Suites does not have the ability to override an eviction for smoking in the unit or building.

In addition, tenants found to have smoked in the unit will be charged for a full home cleaning, including furniture cleaning and re-painting of the unit, to remove the smell.

8. Washer/Dryer: There is a lint vent in the dryer that should be cleaned each time the dryer is used and replaced prior to the next use. Failure to clean the lint vent will result in extended drying times, or items not drying at all. Liquid or powder laundry detergent can be measured and poured directly into the machine. Only liquid bleach should be poured into the bleach dispenser.

9. Transportation: <https://www.scottsdaleaz.gov/transportation/transit>

Taxi: You may be able to hail a cab on N. Scottsdale, but we suggest calling a cab or Uber/Lyft in advance.

Scottsdale Cab Company: 480.577.1111

Bus: There is a bus stop located on Scottsdale and Tierra Buena Ln. Schedule and routes can be found on the Scottsdale government website, under transportation.

10. Electricity: Please note that normal use of electricity is covered in your lease up to \$100/month. Any charges exceeding this limit will be billed to you on a monthly basis.

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11. Parking: One reserved parking spot has been provided to you with your rental and was e-mailed to you with your unit number on your move-in day. Any uncovered, un-numbered spot is free parking that you can also use. Additional reserved monthly parking can be purchased by contacting Pure Suites.

12. Dishwasher: Please use dishwasher soap in the dishwasher, marked specially for a dishwasher. Never use regular dish soap (typically in a bottle) in the dishwasher. This will cause the dishwasher to overflow and you may need to pay for replacement of the dishwasher and all other damages as a result of the water.

13. Pool towels: Pool towels are provided as part of the linens in your apartment.

14. Replacement Keys/Fob: If you lose your mail key or fob, there will be a charge imposed for replacement. Please contact Pure Suites if you lose your key or fob.

15. Repairs/Maintenance: Pure Suites offers 24-hour emergency maintenance service. If something requires repair in the unit, please contact Pure Suites. Tenant is responsible for replacement or payment for items damaged or broken outside of normal wear and tear.

16. Smoke Detector: All smoke detectors have been verified to be in current working condition prior to your arrival in the unit. You are responsible for maintaining the smoke detectors in the unit for the duration of your stay, and for reporting any issues with the smoke detector immediately to Pure Suites.

17. Fire Safety: A fire extinguisher is located under your kitchen sink. Please familiarize yourself with the evacuation plan located in the elevator lobby.

18. Pets: We welcome your pets. However, please make sure you have notified us that you will be bringing a pet with you so that we can appropriately accommodate your pet. There is a building required pet fee, and there are breed limitations for dogs in this building. Finally, a pet allowance must be agreed to in your lease. An unauthorized pet could lead to eviction from your apartment. Pets are not allowed in the amenity areas.

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19. Mail and Packages: There is a mailroom located in building B. Your mailbox number is unique and listed on the 1st page of this handbook. The mailbox key is the small key provided to you on your check-in day. There are several ways packages may arrive to you. USPS will utilize the larger parcel boxes below your mailbox and will leave a key for that box if one arrives via this method. The majority of packages will go to the locker system located in Building B. Pure Suites sends out codes daily during business hours, and once a day on Saturday and Sunday. Packages that are too big for the lockers will be left with the leasing office.

Your address for mail/packages is: Your name, c/o Pure Suites, your address, your apartment number, city, state, zip code.

20. Quiet Hours: Quiet hours are daily between 10:00PM and 8:00AM.

**Thank you for choosing to stay with Pure Suites.
We hope you enjoy your stay in Scottsdale!**

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PURE SUITES

PREMIER FURNISHED HOUSING

General Move-Out Information

Move-Out: Check-out time is 11:00AM Local Time. If you need additional time, you may purchase an additional day in the unit, if available.

Cleaning: Please return the apartment in the condition in a generally clean condition, and remove all food and personal items. Please return linens washed and folded in the linen closet, with the exception of linens on the bed and/or towels you used last.

Key Return: You will return one key fob and one mail key. Please place all items on the counter in your apartment. Please push the “lock” symbol on your door to lock the apartment on departure, and please call or e-mail Pure Suites once departed.

Refunds for Overpayment: If any refund is owed to you as a result of a pro-rated stay, that refund will be returned to the original method of payment.

Mail: Please understand that we cannot access your mailbox after a new tenant takes possession of your apartment due to legal reasons. Please take a minute to remove all mail from the mailbox on departure.

Questions: Please contact us at 480.526.7070 or stay@111pure.com.

We look forward to your next stay. Thank you again for choosing Pure Suites for your stay!

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