



PURE SUITES

PREMIER FURNISHED HOUSING

Property Handbook

Kota North Scottsdale

16356 (North Units)

or 15850 (South Units)

North Thompson Peak Parkway

Scottsdale, AZ. 85260

Version 1.1

Pure Suites

Office: 480.526.7070

stay@111pure.com



1. Key Information:

- Pure Suites: 480.526.7070
- Mailbox Number: Same as Unit Number
- Parking Spot Number: See Check-in Information
- Amenity Wireless Password: Posted in Clubhouse
- Emergency: 911
- Non-Emergency: 311
- Apartment Wireless User Name/Password: See Magnet on Refrigerator

2. Address: Your specific address is on your check-in information. If you are in a North Unit, you will use your unit number plus 16536 North Thompson Peak Parkway, Scottsdale, Arizona, 85260. If you are in a South Unit, you will use your unit number plus 15850 North Thompson Peak Parkway, Scottsdale, Arizona, 85260. For mail and packages, please add c/o Pure Suites, as that is the name on the apartment registry.

3. Rent: Rent is payable on the 25th of each month. If you have elected to pay monthly then you will be charged 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.

4. 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 wireless password. This information is found on the refrigerator on a magnet.

5. Amenities: This complex offers resort style amenities for your enjoyment, including two pools, two spas, two gyms, clubhouse with full kitchen, dog parks and dog wash stations. The large key included with your key set will allow you access to the amenities. There are pool towels included for your use in the apartment. The password for the wireless access in amenity space is posted in the Clubhouse. Please check with the building leasing office for concerns about amenity wireless access.

Amenities are open 24 hours per day, every day of the year!

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- *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.

6. Security: Please lock the front door when you are not in the unit. Please do not let anyone into the community 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.

7. Garbage and Recycling: This building uses a valet trash system. Valet Living will pick up Sunday through Thursday starting at 7:00PM. All trash needs to be in the designated valet living bin (black bin in your apartment) in a garbage bag and Recycling will need to be broken down and/or stored in a clear bag. The Valet Trash container can be out in front of your door as early as 5PM on collection days. It must be brought inside no later than 9:00AM the following morning. You can also always use the dumpsters located throughout the parking garage to bring trash out immediately.

8. Non-Smoking Unit: This apartment is non-smoking, as are all of the amenity spaces. 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.

9. 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.

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

Taxi: We suggest calling a cab or using the app to call an Uber/Lyft in advance.



Scottsdale Cab Company: 480.577.1111

- 11. 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.
- 12. Parking:** All covered parking is reserved parking. Please park in the spot allocated to you on your check-in information. Uncovered, non-handicap spots, are also free to park in. Vehicles parking in a reserved carport spot that it not their own or handicap spot without a handicap tag are towed by the building.
- 13. 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.
- 14. Pool towels:** Pool towels are provided as part of the linens in your apartment.
- 15. Replacement Keys/Fob:** If you lose your keys, there will be a charge imposed by the building for replacement. Please contact Pure Suites if you lose your keys.
- 16. Repairs/Maintenance:** Pure Suites offers 24-hour emergency maintenance service. If something requires repair, please contact Pure Suites. Tenant is responsible for replacement or payment for items damaged or broken outside of normal wear and tear.
- 17. 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.
- 18. Fire Safety:** A fire extinguisher is located under your kitchen sink.
- 19. Pets:** We welcome your pets. However, please make sure you have notified us that you have a pet with you so that we can appropriately accommodate your pet. There is a building required pet fee, and there are breed limitations and weight restrictions for dogs in this complex. Finally, a pet allowance must be agreed to in your lease. An

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unauthorized pet could lead to eviction from your apartment. Pets are allowed in the dog parks and dog wash stations, but not in the other amenity areas.

20. Mail and Packages: Mailboxes are located throughout the community, and your mailbox is the same as your unit number. Make sure you are accessing the mailbox set for your side of the community, as there is the same unit number on both the North and the South complex sides. The mailbox key is the small key provided to you on your check-in day. Your specific address is on your check-in information. If you are in a North Unit, you will use your unit number plus 16536 North Thompson Peak Parkway, Scottsdale, Arizona, 85260. If you are in a South Unit, you will use your unit number plus 15850 North Thompson Peak Parkway, Scottsdale, Arizona, 85260. For mail and packages, please add c/o Pure Suites, as that is the name on the apartment registry.

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. We will send you package codes via e-mail that will allow you to open the locker with your package in it. Packages that are too big for the lockers will be left with the leasing office and/or at your door.

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



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 two unit keys, one mail key and one large amenity key. Keys will be left inside the apartment on the entry table, and the apartment left unlocked. Once you depart, please call us at 480.526.7070 or e-mail us at stay@111pure.com and we will send a team member to the unit to secure the apartment.

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 in Scottsdale!