



PURE SUITES

PREMIER FURNISHED HOUSING

# Property Handbook

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VERSION 1.1

Pure Suites

Office: 480.526.7070

[stay@111pure.com](mailto:stay@111pure.com)

[www.111pure.com](http://www.111pure.com)



**1. Key Information:**

- Pure Suites: 480.526.7070 – Maintenance and Customer Service
- Mailbox Number: See Check-In Information
- Parking Spot Number: See Check-In Information
- Clubhouse Wireless Password: Posted in Clubhouse
- Emergency: 911
- Non-Emergency: 311
- Apartment Wireless User Name/Password: See Magnet on Refrigerator

**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 25<sup>th</sup> of the month. A late fee applies if rent arrives after the 25th of the month. If you booked through a 3<sup>rd</sup> party that handles billing, please refer to your agreement with the 3<sup>rd</sup> 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 wireless password. This information is found on the refrigerator on a magnet.

**4. Amenities:** This complex offers resort style amenities for your enjoyment, including a 24 hour fitness center, game room, pool and spa, 1 mile jogging path around community, car care center with vacuums, coffee bar, business center, media room, dog park, outdoor kitchen, splash pad, playground, sport court and sand volleyball. The key fob provided will allow you access to the amenities throughout the community. There are pool towels included for your use in the apartment. The password for the wireless access in amenity space is posted in Clubhouse. Please check with the building leasing office for concerns about amenity wireless access.

\*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.

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**5. Security:** Please lock the front door when you are not in the unit. The gate is closed in the evenings and you can use your gate code or key fob to enter the complex. 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.

**6. Garbage and Recycling:** There are dumpsters for recycling and garbage located throughout the community. Also, the community has added Valet Trash. The black garbage can in your kitchen can be set out Sunday-Thursday between 6PM-8PM and it will be picked up and thrown out starting at 8PM. The can must be brought back inside by 9AM the next morning to avoid a fine.

Note: Trash must be placed in tied trash bags, with a maximum weight of 25 pounds per bag. Bags must fit in the container with the lid closed. No loose items (such as pizza boxes) can be put outside the garbage bag, or on top of the container. Valet Trash will skip your pick-up if there is a rule violation. For recycling, use only blue recycle bags.

**7. 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.

**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.valleymetro.org/maps-schedules>

**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.



**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.

**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 keys/fob, there will be a charge imposed by the building for replacement. Please contact the Pure Suites if you lose your keys/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.

**18. 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 unauthorized pet could lead to eviction from your apartment. Pets are not allowed in the amenity areas.

**19. Mail and Packages:** There is a mailroom located at the leasing office. Your mailbox number is the same as your apartment number. The mailbox key is the small key

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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 the leasing office building. We recommend adding c/o Pure Suites to your package orders so the delivery person can make the correct selection for the package lockers. We will then 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.

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

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



### **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 building fob, and one mail key on departure. Please place all items on the counter in your apartment. Please push the lock button on the door key pad on departure. As soon as you depart, please email [stay@111pure.com](mailto:stay@111pure.com) or call 480.526.7070 to let us know you have 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](mailto:stay@111pure.com).

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