



PURE SUITES

PREMIER FURNISHED HOUSING

Property Handbook

Montreux

5550 E. Deer Valley Drive

Phoenix, AZ 85054

Version 1.1

Pure Suites

Office: 480.526.7070

stay@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 via credit card or e-check, 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 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 pool, gym and other amenities. The key fob included with your key set 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.

Pools hours are 7AM-10PM. Please note that no glass containers are allowed in the pool. The Gym closes at 11PM. The Game Room, Tennis Court, Pool, and Clubhouse close at 10PM.

An adult must accompany all children 14 years and under to the amenity spaces.

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5. Security: Please lock the front door when you are not in the unit. The gate is closed 24/7 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 located behind Building 3, and in the garage under Building 1, for both garbage and recycle. Also, the community has added Valet Trash. The black garbage can in your kitchen can be set out Sunday through Thursday between 6-8PM. and it will be collected starting at 8PM. The can must be brought back inside by 9 a.m. to avoid a fine. Note that the items in the bin must be in garbage bags, the bags must be tied, and the bin lid must be closed, or they will not pick up the trash. No random items (i.e. a pizza box) can be on top of the bin, and everything must be in a garbage bag.

Service is not provided on Easter Sunday, Memorial Day, Fourth of July, Labor Day, Halloween, Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve or New Year's Day.

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. Smoking is not allowed on the Montreux complex.

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. We recommended using the "timed dry" option.

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

Taxi: We suggest calling a cab or use the Uber/Lyft apps in advance.

Scottsdale Cab Company: 480.577.1111

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Bus: There is a bus stop located on Deer Valley Rd. And Marriott Rd. 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.

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 replacement charge imposed by the building. 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 if repair is needed.

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

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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 to the left of the leasing office. Refer to your check-in information for your mailbox number. 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 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.

20. Quiet Hours: Building quiet hours are 10PM-7AM daily.

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

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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 a mail key. If you have a garage spot, please return the transponder sticker as well. Please place all items on the counter/entry table in your apartment. Please leave the apartment unlocked when you leave. As soon as you depart, please email stay@111pure.com or call 480.526.7070 and our staff will 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 Phoenix!

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