

King & Queen

APARTMENTS

Resident Benefits Package

Your Resident Benefits Package is included with ALL lease agreements and includes the following.



WiFi Access

Each unit will have WiFi internet access.

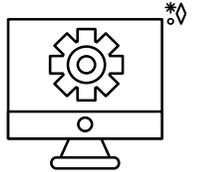
Waiver of One NSF Fee

We will grant a one-time waiver of a returned ACH or Check payment fee.



Tenant Portal

Free access to our Tenant Portal for online payments, maintenance requests and electronic statements.



Smart Home Automation by PointCentral[®]

AN ALARM.COM COMPANY

Each unit is equipped with cutting edge smart home technologies from PointCentral. Using the Pointcentral App, tenants will have keyless entry and the ability to grant access remotely or issue temporary access codes. Smart Home devices, such as light bulbs, will be available as optional add-ons. A security monitoring upgrade through Alarm.com will also be available for a monthly fee.

24/7 Maintenance Line

You can reach a live person after hours for emergency maintenance concerns by simply calling our main phone line.



Weekly Inspections During Extended Breaks

During academic breaks, we will perform weekly inspections to ensure that your home and belongings are safe and **secure**.



Waiver of One Late Fee

Sometimes things happen. We will grant you a one-time waiver of a late fee.



Utilities Billing

All provided utilities will all be rolled into one easy payment, broken down and payable via the tenant portal each month. Thermal, double-pane windows and a new, high-efficiency, central heating system help to keep energy costs way down.

Self Move-In/Move-Out Inspection App



Self-inspection using a state-of-the-art app to photographically document your move-in and move-out.

Pest Control Service

All units are proactively serviced on a bimonthly basis by professional technicians who use proven and safe techniques to control pests without using insecticide sprays.



Multiple Payment Options

Paying your rent should not be a challenge. We accept payment in a variety of forms making it easy for you.

No Upfront Move-In/Admin Fee



These days many management companies and rental properties charge you a fee just for moving in.



Credit Reporting for Rental Payments

Only your on-time payment history will be reported to the three major credit bureaus, allowing you the opportunity to establish rental history and improve your credit score.

Vetted Vendors

We use a wide range of skilled local and remote providers to offer you the best service possible. Many of them have worked with us for years.



Up to \$4,500 a year in savings and rewards!

Our residents are qualified to participate in Piñata loyalty programs and services, including gift cards and incentives, just for paying your rent in full and on time!



Professionally Managed by:

