

# Lerch Properties

618 288 3108

[www.lerchproperties.net](http://www.lerchproperties.net)

Reservations for Fall Move In require an approved application and a \$200 partial deposit to guarantee a unit. The \$200 will be applied to the security deposit at move in but is nonrefundable if the unit is not taken. We ask that applicants make a 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> choice when choosing a location. We cannot guarantee your 1<sup>st</sup> choice, but will try our hardest to accommodate all applicants. Students who do not meet the income requirements (net income must be 3-4 x's the monthly rent) or are under 21 years of age, must provide a co-signer application.

## RENTAL LOCATIONS IN THE EDWARDSVILLE/GLEN CARBON AREA

Security Deposit amount is the same as rent for all locations.

Pictures and additional information can be found at [www.offcampushousing.siu.edu](http://www.offcampushousing.siu.edu) or [www.lerchproperties.net](http://www.lerchproperties.net)

### EDWARDSVILLE

#### *Parkview - Edwardsville (2 miles to campus)*

Parkview Ct.

Homestead Ct.

Esic Dr.

#### **NO PETS ALLOWED. NO SATELLITE DISHES ALLOWED.**

Tenant pays all utilities (water, sewer, trash, electric, internet and cable).

#### 2 Bedroom Town Homes – 2 Styles – 29 Traditional Units, 7 Traditional w/garages, 70 Open Units

Open Floor Plan – \$800 - 2 Story, 1.5 bath, W/D hookup, stove, refrigerator, dishwasher, Breakfast bar, carpet and vinyl.

Traditional Floor Plan – \$770 - 2 Story, 1.5 bath, W/D hookup, eat in kitchen, stove, refrigerator, dishwasher, carpet and vinyl.

Traditional Floor Plan w/garage – \$800 - same as above, but w/one car garage.

#### 2 Bedroom Garden Style (all one level) - \$740 – 12 units

1 bath, W/D hookup, stove, refrigerator, dishwasher, carpet.

#### *Robin Hill - Edwardsville (3 miles to campus)*

421 & 425 Quince Street

#### **NO PETS ALLOWED**

Tenant pays electric, internet and cable. Landlord pays water, sewer and trash.

#### 1 & 2 Bedroom Garden Style (all one level) - \$600 & \$650 – Small complex – 6 one bedroom and 5 two bedroom units

1 bath, stove, refrigerator. A lot of closet space. Private storage room and coin operated laundry in basement. Rent includes water, sewer and trash.

### Old Towne ~ Edwardsville (3 miles to campus)

690 & 700 N. Main St.

#### **NO PETS ALLOWED**

Tenant pays all utilities (water, sewer, trash, electric, internet and cable).

#### 2 Bedroom Town Homes \$760 & \$740 – 16 units

Traditional Floor Plan – 2 story, 1.5 bath, dining room, stove, refrigerator, dishwasher, and deck. Large master bedroom. Quick walk to downtown Edwardsville. Units with stackable washer/dryer in them \$760. Units with no laundry \$740.

### University Apartments ~ Edwardsville (1 mile to campus)

1040 & 1070 University Dr. & 1317 Esic Dr.

#### **Maximum occupancy is 2 adults only.**

#### **NO PETS ALLOWED. NO SATELLITE DISHES ALLOWED.**

Tenant pays all utilities (water, sewer, trash, electric, internet and cable). NO SATELLITE DISHES ALLOWED

#### 2 Bedroom apartment (all one level) 36 units - \$1050

Fully renovated, spacious all one level units! All new flooring, appliances, cabinets and granite counters. 2 bedrooms, 2 FULL bath, W/D hookup, dining area, breakfast bar, stove, refrigerator, dishwasher, outside storage and deck. Master bedroom has private attached bathroom with walk in closet. 2<sup>nd</sup> full bathroom is located in hallway. Bedrooms have carpet, solid surface flooring in all other areas.

## GLEN CARBON

### Carrington Ct. - Glen Carbon (3 miles to campus)

Carrington Ct.

#### **PET ALLOWED FOR ADDITIONAL \$300 DEPOSIT + \$30 A MONTH RENT.**

Trash pick-up included in rent. Tenant pays water, sewer, electric, internet and cable.

#### 2 Bedroom Town Homes – Small complex – 19 units - \$800

Open Floor Plan – 2 story, 1.5 bath, W/D hookup, stove, refrigerator, dishwasher, breakfast bar, carpet, patio, outside storage.

### Kettle River Townhomes - Glen Carbon (3 miles to campus)

Cougar Dr.

#### **PET ALLOWED FOR ADDITIONAL \$300 DEPOSIT + \$30 A MONTH RENT.**

Trash pick-up included in rent. Tenant pays water, sewer, electric, internet and cable.

#### 2 Bedroom Town Homes - \$740 – 20 units with Stackable W/D, 22 units with W/D Hookups

Traditional Floor Plan – 2 Story, 1.5 bath, W/D hookup, eat in kitchen, stove, refrigerator, dishwasher, carpet and vinyl, patio.

Note – some units have a stackable W/D unit in the kitchen instead of a W/D hookup (located in main floor hall closet).



## *Glen Center Complex ~ Glen Carbon (3 miles to campus)*

Junction Dr. West

**PET ALLOWED FOR ADDITIONAL \$300 DEPOSIT + \$30 A MONTH RENT.**

Trash pick-up included in rent. Tenant pays water, sewer, electric, internet and cable.

### *2 Bedroom Town Homes - \$800 - 16 units*

Open Floor Plan – 2 story, 1.5 bath, W/D hookup, stove, refrigerator, dishwasher, breakfast bar, carpet and vinyl, patio, outside storage.

### *2 Bedroom Garden Style (all one level) - \$740 - 8 units*

1 bath, W/D hookup, stove, refrigerator, dishwasher, carpet, patio or deck, outside storage.

### *1 Bedroom units - \$650 - 16 units*

One level, 1 bath, W/D hookup, stove, refrigerator, dishwasher, carpet and vinyl, patio or deck, outside storage.

## *Bayhill - Glen Carbon (3 miles to campus)*

Bayberry Court

**PET ALLOWED FOR ADDITIONAL \$300 DEPOSIT + \$30 A MONTH RENT.**

Trash pick-up included in rent. Tenant pays water, sewer, electric, internet and cable.

### *2 Bedroom Town Homes - 48 units - \$800*

Open Floor Plan – 2 story, 1.5 bath, W/D hookup, stove, refrigerator, dishwasher, breakfast bar, carpet and vinyl, patio, outside storage.

## *Goshen View - Glen Carbon (3.5 miles to campus)*

Goshen View Dr.

**PET ALLOWED FOR ADDITIONAL \$300 DEPOSIT + \$30 A MONTH RENT.**

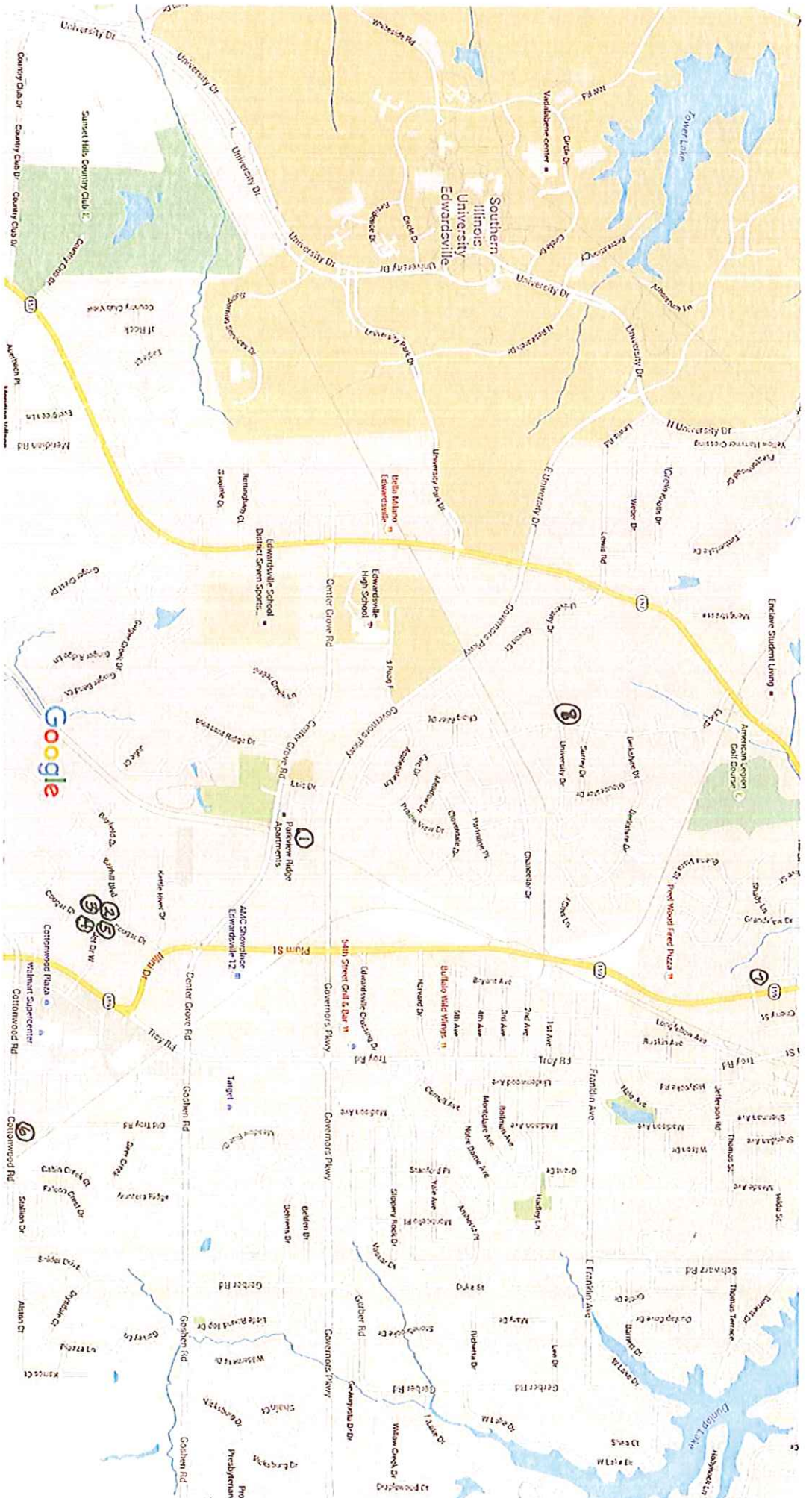
Trash pick-up included in rent. Tenant pays water, sewer, electric, internet and cable.

### *2 Bedroom Town Homes – 24 units - \$800*

Open Floor Plan – 2 story, 1.5 bath, W/D hookup, stove, refrigerator, dishwasher, breakfast bar, carpet and vinyl, patio, outside storage.

Applications can be submitted on line at [www.lerchproperties.net](http://www.lerchproperties.net). Please list your top 3 units in “address” line of the *Rental Property Address* section. Be sure to include any roommates in the *Additional Resident*. Co-signers will also fill out a rental application and use the *Additional Resident* section to list the person for which they are co-signing. You will be contacted once the application is reviewed. Thank you and please feel free to call with any questions!

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1. Parkview Ridge
2. Carrington Ct.
3. Kettle River
4. Glen Centre
5. Bayhill
6. Goshen View
7. Quince St.
8. University/Esic Complex