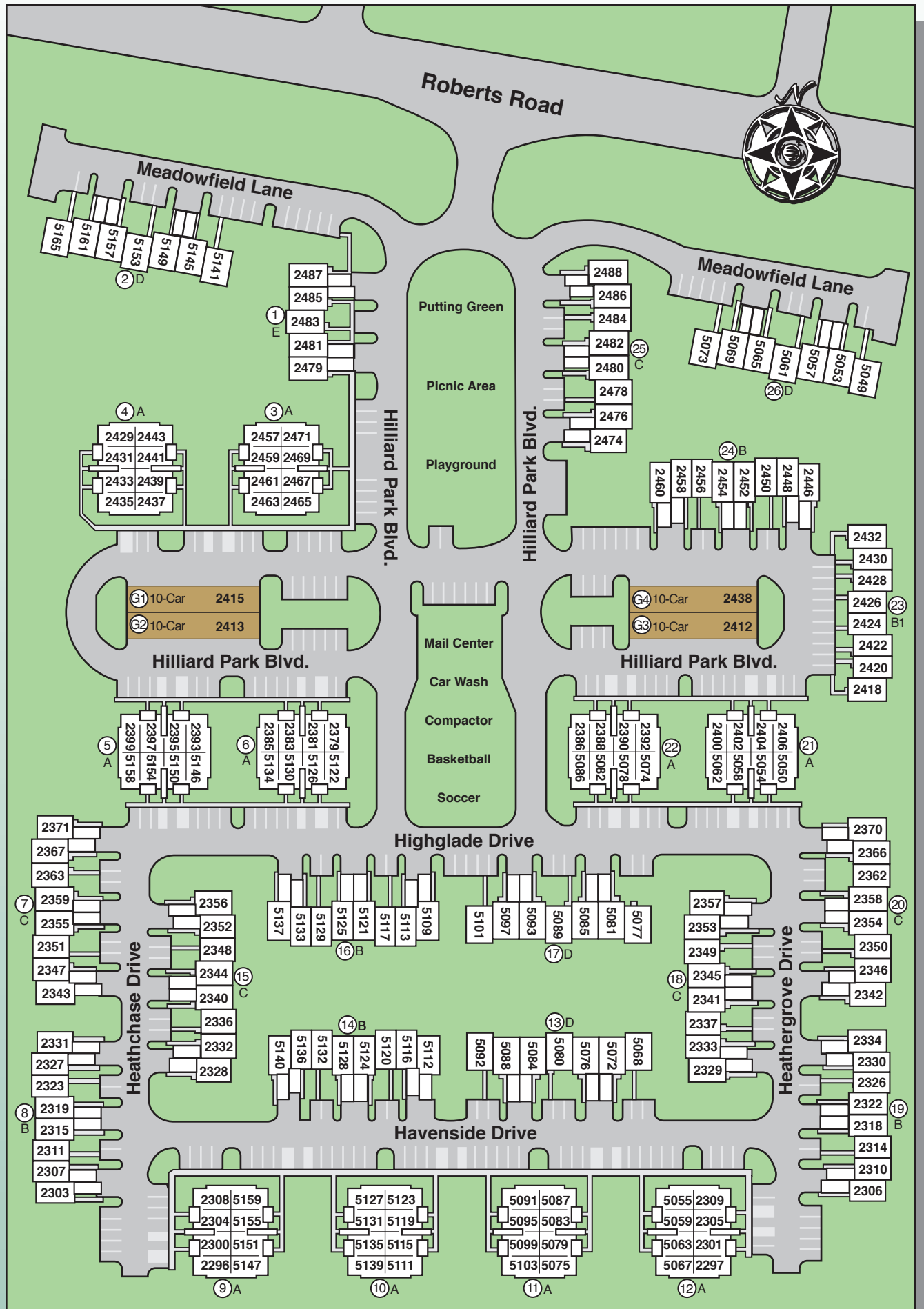


# HILLIARD PARK



**Leasing Office: 2485 Hilliard Park Blvd.**  
**(614) 777-9700 • Fax: (614) 777-2900**

## SERVICES FOR OUR RESIDENTS

- Local ownership and management instead of out-of-town, absentee, or inexperienced owners
- 24 Hour Emergency Services:  
To Include:
  - No Heat (During Season)
  - Electric Sparking
  - Toilet Broken and Flowing
  - No Utilities
  - Water, Gas, or Sewer Problem
  - Structural Damages
- Prompt, efficient maintenance services usually completed the next day
- Semi-annual interior inspections to maintain quality standards and safety
- Regular furnace filter replacement and service to mechanical systems
- Interior redecoration for each occupancy
- Exterior landscape, lawn and grounds maintenance by professional contractors
- Reputable, experienced companies to provide contract services
- Employees performing service and rental management rather than outside agents
- Debris regularly removed from property on a weekly basis
- Periodic newsletter for community information
- Fair enforcement of community rules and regulations regarding pets, noise, vehicles, solicitations, and common area
- Central mail and trash compactor areas
- Removal of moving boxes to be discarded after move-in by resident
- Site office open daily to better service you

## WARRANTY-GUARANTEES

We are extremely confident of our ability to satisfy you. If you feel that for any reason we are not complying with the lease, or meeting your expectations, please provide us with a certified written notice specifying the condition. If the stated condition is correctable and not remedied within a reasonable time period, then you have the option to terminate the lease without penalty. A meeting will be held in your rental home to discuss any such notice received by us.

Thank You For Your Trust In Us!

HILLIARD PARK

# LEASING OPTIONS

## WE OFFER RESIDENTS:

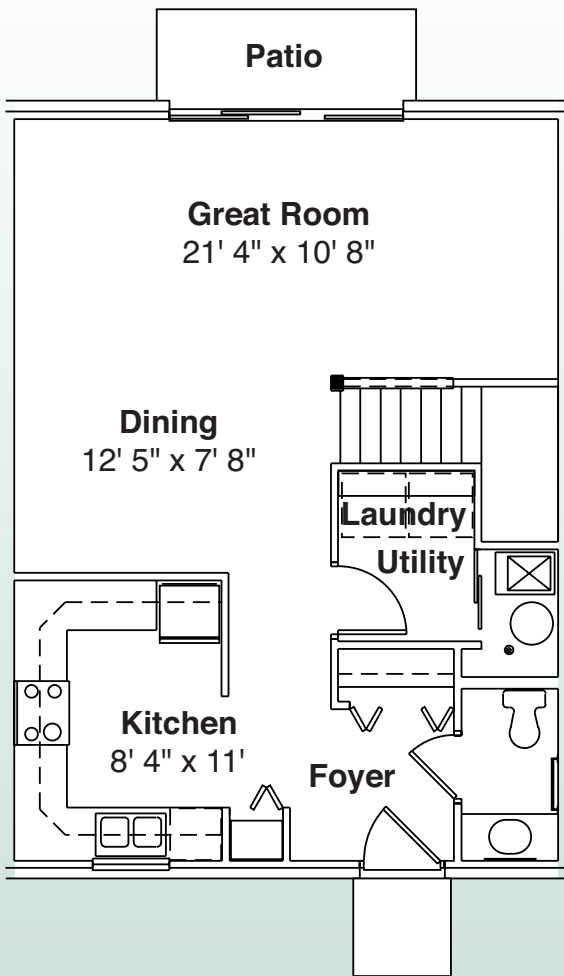
- |       |  |   |
|-------|--|---|
| I.    | 1 Year Term                                  | Then month-to-month residency   |
| II.   | Six Month Term residency and at one year the | With premium, then month-to-month extra premium is dropped.   |
| III.  | Six Month Term                               | If extended to one year at any time, you drop premium and return to original rate with next payment.                                    |
| IV.   | Six Month Term                               | No premium is added if unit is not painted before occupancy. Subject to timing and availability.  |
| V.    | Pet(s)                                       | Add premium per month per pet (maximum of 2). After five years residency, the premium is dropped.                                       |
| VI.   | Job Transfer                                 | Subject to conditions & restrictions which allow lease to be terminated. Lease amendment required prior to moving into community.       |
| VII.  | Application Process                          | Consideration and personal attention can be given for unusual circumstances affecting the approval of each applicant.                   |
| VIII. | Long-Term Residents                          | Will receive a repainting of the premises after 3 years and a carpeting cleaning every 18 months, subject to certain conditions.        |
| IX.   | Rent Increase                                | Are guaranteed to never be greater than market rates to new residents, and generally are discounted or delayed to continuing residents. |
| X.    | Warranty Feature                             | See Warranty – Guarantee in prior section.  |

We have earned over a 99% approval rating from the questionnaire surveys received from our residents covering over 30 years service.

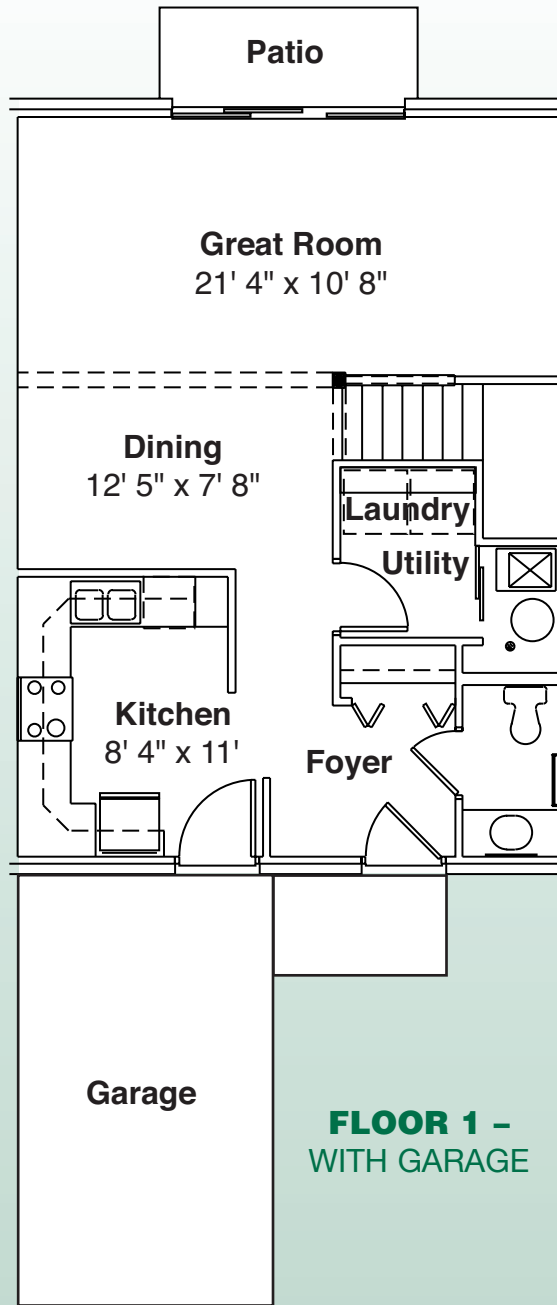
Our leasing agents can furnish you with additional information on the above leasing options.

Thank you for your consideration and for allowing us to serve you.

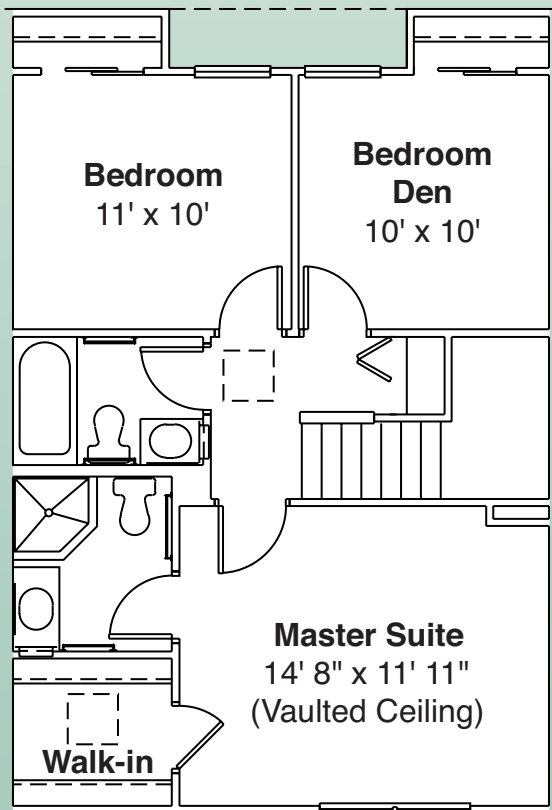
# THE ESTATE



**FLOOR 1 -**  
NO GARAGE



**FLOOR 1 -**  
WITH GARAGE

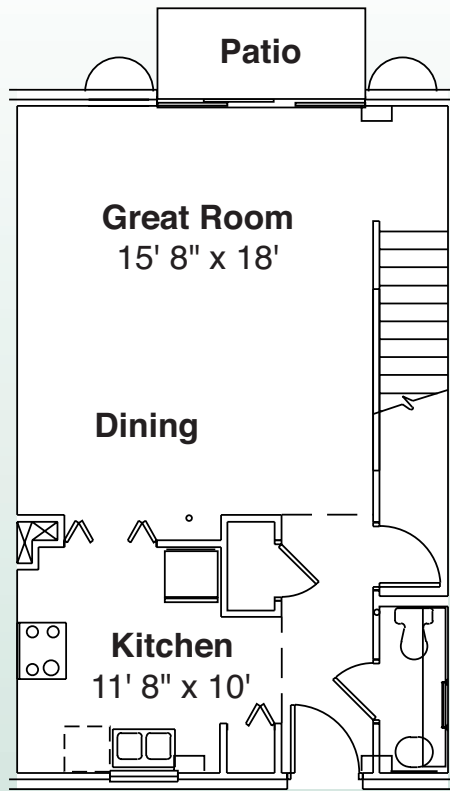


**FLOOR 2**

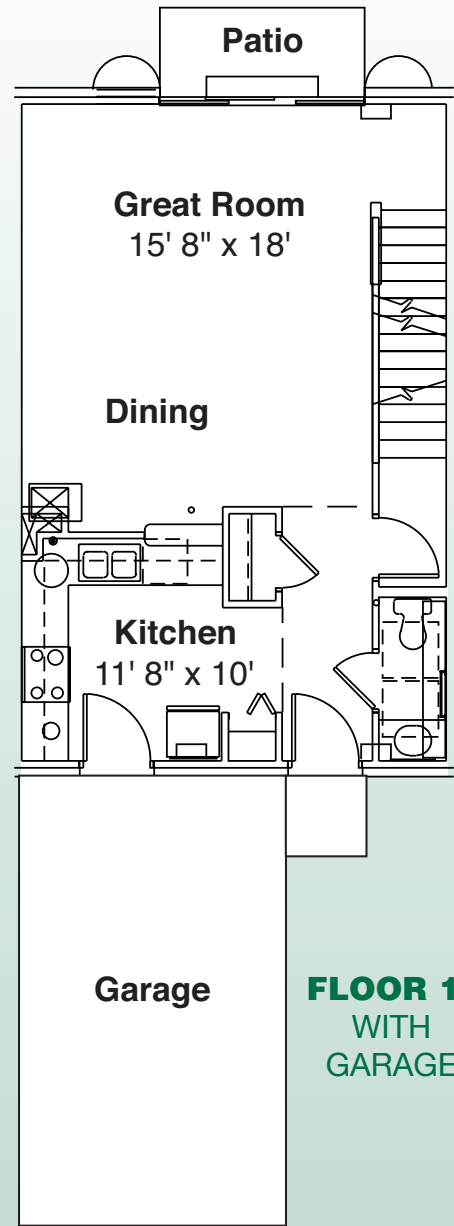
1340 S.F. – dimensions are approximations

**3 Bedroom**  
**2.5 Bath**  
**Townhome**

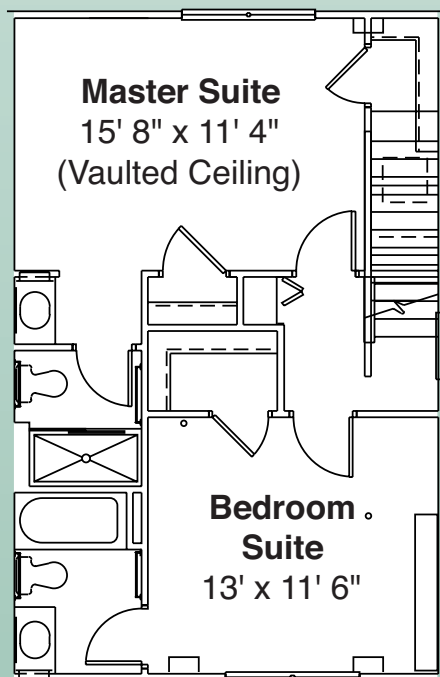
# THE RETREAT



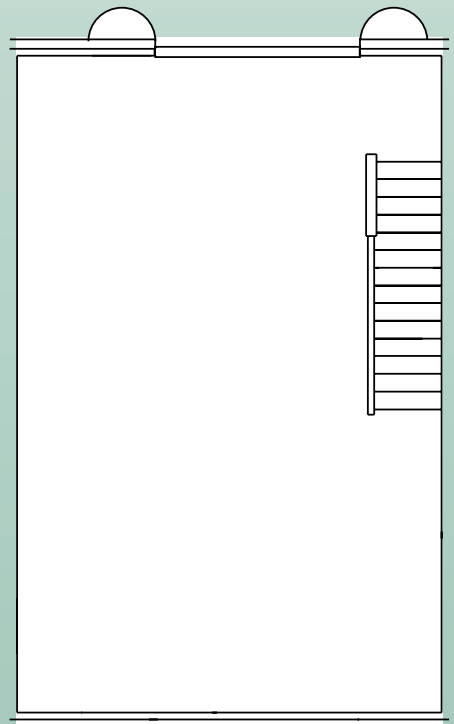
**FLOOR 1 -**  
NO GARAGE



**FLOOR 1 -**  
WITH  
GARAGE



**FLOOR 2**



**BASEMENT**

2 Bedroom  
2.5 Bath  
Townhome  
Basement

1180 S.F. – dimensions are approximations

## COMMUNITY FEATURES

- Garage, Basement, 2 or 2.5 Baths Available
- Individual Entrances with Deadbolt Lock, Doorbell, and Peephole
- Over 500 Parking Places Including Garages
- Garage Doors with Remote Openers
- Time Warner Cable TV Service Available
- Park Area and Amenities
- Car Wash
- Central Mail Center
- Central Trash Compactor
- Shelter Gazebo
- Golf Putting Green
- Playground Equipment
- Basketball Court
- Soccer Goal

## INTERIOR FEATURES

- Laundry Room or Basement Washer-Dryer Hook-up, Storage
- General Electric Appliances: Frost-Free Refrigerator, Self Clean Deluxe Range, Dishwasher
- Custom Oak Kitchen and Bath Vanities from Merillat
- Armstrong No-Wax Resilient Flooring
- Shaw Carpeting with Rebond Pad
- Sterling Fiberglass Shower & Tub Enclosures
- Glass Shower Door and Tub Curtain Rod Provided
- Vaulted Ceilings in Townhomes and Upper Garden Units
- Stained Embossed Woodwork Throughout
- Stainless Steel Double Bowl Sink
- Moen Faucets, A. O. Smith Hot Water Tank and In-Sink-Erator Disposer
- Exhaust Fans in All Bathrooms and Range Hoods
- Tongue and Groove Plywood Subfloors Glued and Nailed to Reduce Noise
- Floor Joist Systems Constructed to Reduce Noise
- 3/4" Water Lines To and From Hot Water Tank for Higher Water Pressure
- Triple Window and Sliding Door in Townhomes
- Cultured Marble Counter Tops in Baths and Window Sills
- Designer Laminate Kitchen Tops with Backsplash
- Textured Ceilings
- Smoke Detectors (3 Minimum Per Plan)
- Attractive Wood Doors and Closet Sliders
- Quality Lighting & Plumbing Fixtures
- Blinds – Vertical and Horizontal
- Wire Ventilated Closet Shelving for Greater Versatility and Storage Space

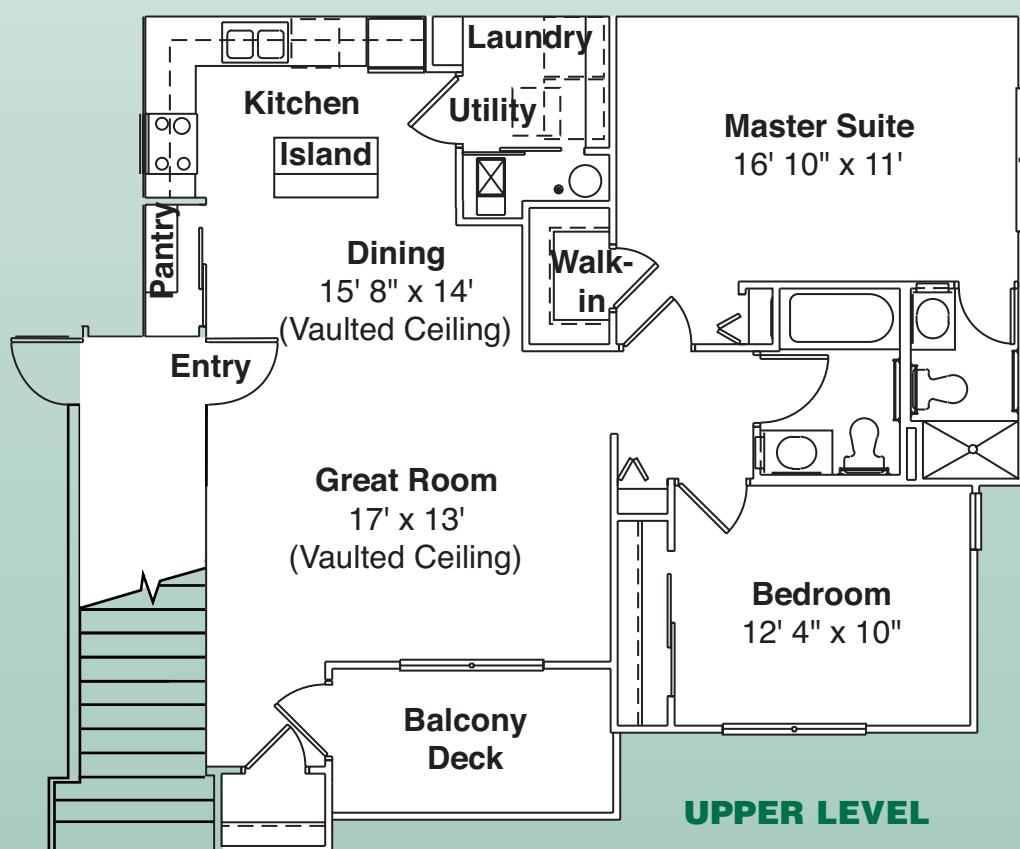
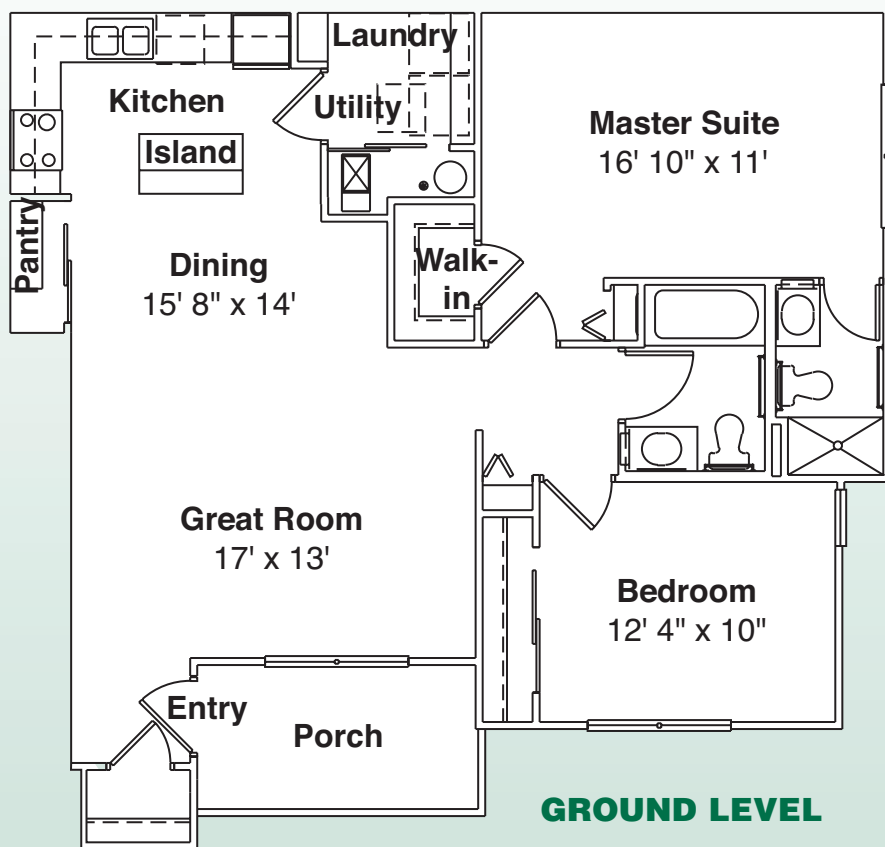
## EXTERIOR FEATURES

- 25-Year Warranty Certaineed "Storm King" Roof Shingles
- Steel Entry Door with Upper Windows and Magnetic Weather Stripping
- Aluminum Enamel Gutters and Downspouts
- Architecturally Designed Vinyl and Brick Siding
- Upscale Landscape Plan of Trees, Shrubs and Ground Cover
- Gables, Overhangs, Rakes, and Soffit Vents
- Asphalt Driveways and Concrete Walks
- Positive Engineered Grade Around All Buildings to Provide Proper Drainage
- Frost Proof Outside Water Faucets

## ENERGY FEATURES

- Double Insulated Sound Board Between Adjoining Walls
- Gas Heat from Bryant Gas Furnace
- Bryant Air Conditioning System
- Honeywell Thermostat
- Double Pane Insulated Windows – Thermal Break with Baked-on Enamel Finish
- OSB Insulation Board Covering Full Wall Pack Insulation with Vapor Barrier
- R-30 Rated Ceiling Insulation and Batts
- Energy Foam Applied in Over 50 Areas to Prevent Air Infiltration and Heat Loss
- Aluminum Adjustable Threshold – Thermal Break and Sill Sealer

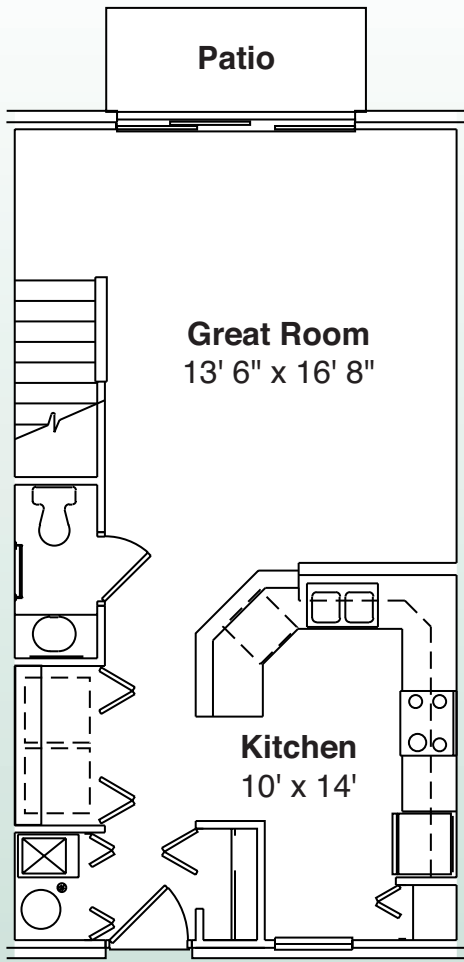
# THE VILLA



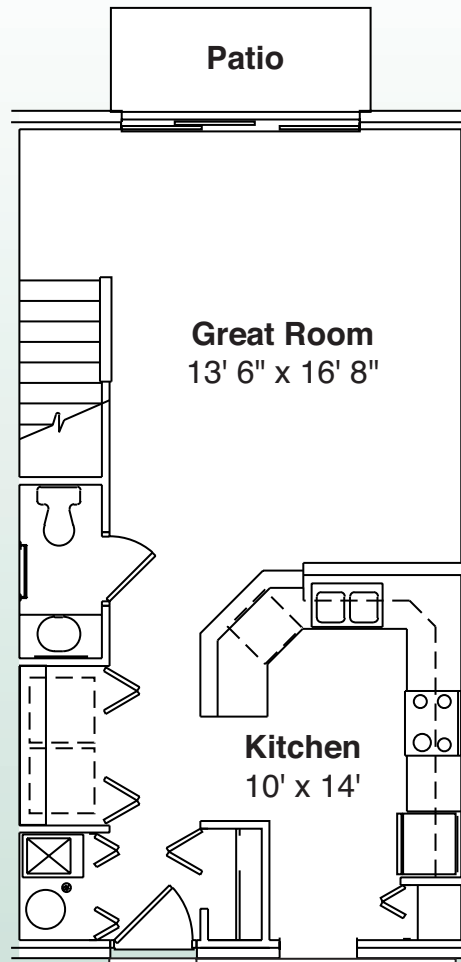
2 Bedroom  
2 Bath  
Garden

Detached Garage Available  
1060 S.F. – dimensions are approximations

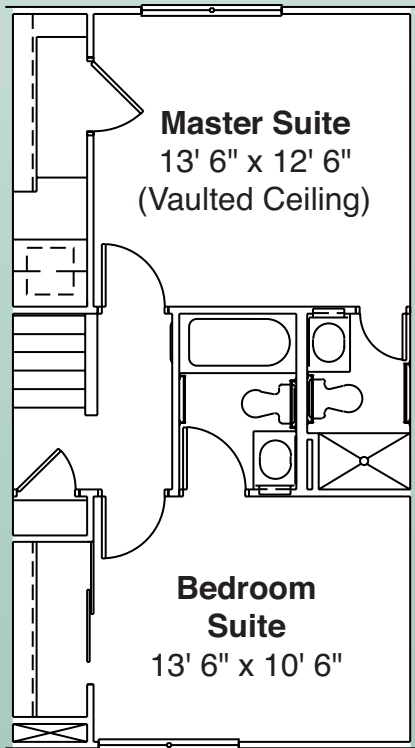
# THE HAVEN



**FLOOR 1 -  
NO GARAGE**



**FLOOR 1 -  
WITH  
GARAGE**



**FLOOR 2**

1120 S.F. – dimensions are approximations

**2 Bedroom  
2.5 Bath  
Townhome**