OFF-CAMPUS
Apartment Housing
available for Students in the
Fall 2022 Washington Semester Programs

Fall 2022 Housing provided through
TurnKey Housing Solutions at
The Avalon at Foxhall
4100 Massachusetts Avenue, NW
Washington, DC 20016
Welcome to Avalon at Foxhall
4100 Massachusetts Avenue N.W. Washington, DC 20016

PROPERTY AMENITIES
✓ 24 hour front desk/concierge
✓ Fitness center
✓ Tenleytown metro station
✓ Business center
✓ Rooftop swimming pool
✓ Controlled access entry

APARTMENT AMENITIES
✓ Walk-in closets
✓ Newly Renovated Kitchens/Baths
✓ LTV Flooring
✓ Glass enclosed balcony
✓ Washer/dryer in apartment

COMPLIMENTARY
✓ Hi-speed Internet access
✓ Once a month housekeeping
✓ 24-hour customer service
# FURNITURE LISTING

## LIVING ROOM
- 1 Sofa
- 1 Chair
- 1 Cocktail table
- 1 End tables
- 1 Table lamps
- 1 TV stand
- 1 Art print

## DINING ROOM
- 1 Dining Table
- 4 Dining Chairs
- 1 Art print

## MASTER BEDROOM
- 1 Dresser & Mirror
- 2 Night stands
- 2 Table lamps
- 2 Twin Beds
- 2 Twin Headboard
- 1 Art print

## ADDITIONAL BEDROOM
- 1 Chest of drawers
- 1 Table lamp
- 2 Night stand
- 2 Twin Bed
- 2 Twin Headboard
- 1 Art Work
## HOUSEWARES

### Electronics
- 42 inch HD LCD TV
- DVD Player

### Kitchen
- 6 Dinner Plates (6/8)
- 6 Soup Bowls (6/8)
- 6 Salad Plates (6/8)
- 6 Coffee Cups (6/8)
- 6 Dinner Forks (6/8)
- 6 Salad Forks (6/8)
- 6 Soup Spoons (6/8)
- 6 Teaspoons (6/8)
- 12 Drink Glasses (12/16)
- 1 Flatware Tray
- 1 Essentials Knife Block Set
- 1 Cutting Board
- 1 Salt & Pepper Shaker
- 1 Cooking Spoon
- 1 Spatula
- 1 Vegetable Peeler
- 1 Manual Can Opener
- 1 Corkscrew
- 1 Measuring Cup
- 1 Colander
- 1 Casserole Dish
- 1 Non-Stick Cookie Sheet
- 2 Ashtrays
- 2 Pot Holders
- 2 Dish Towels
- 2 Dish Cloths

### Miscellaneous
- 1 Vacuum Cleaner
- 1 Ironing Board
- 1 broom
- 1 Dust Pan
- 10 Clothes Hangers

### Per Bedroom
- 4 Complete Sheet Sets
- 4 Pillows with Protectors
- 2 Mattress Pad
- 2 Blanket
- 2 Comforter Set
- 4 Bath Towels
- 4 Hand Towels
- 4 Wash Cloths
- 1 Clock Radio

### Per Bathroom
- 1 Bathroom Floor Mat
- 1 Shower Curtain, Liner & Hooks Set
- 1 Soap Dish
- 1 Tumbler
- 1 Toothbrush Holder
- 1 Small Waste Basket
- 1 Toilet Brush
Neighborhood

Our apartments at Avalon at Foxhall are just a few steps from the best Washington DC has to offer. You can quickly run your errands before spending a memorable night out without traveling far from the comfort of the apartments. This amazing DC neighborhood is also easily accessible to all of the local museums and parks, making the area wonderful for people who love the outdoors, along with those who would rather spend their afternoon exploring the extraordinary Smithsonian, the largest museum in the world. These Washington DC apartments are also close to a variety of delectable restaurants that offer a diverse selection of choices without having to leave the DC neighborhood.

ABOUT THE LOCATION

4100 Massachusetts Avenue Northwest has a Walk Score of 81 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

4100 Massachusetts Avenue Northwest has good transit which means many nearby public transportation options. Car sharing is available from Zipcar, Hertz On Demand and RelayRides.

A few examples of places to get groceries near the Avalon are:

- Giant Food 3336 Wisconsin Avenue (.5 mile)
- Towers Market 4201 Cathedral Avenue (.2 mile)
- Berkshire Food & Drug 4201 Massachusetts Avenue (.1 mile)
- Westchester Market 4000 Cathedral Avenue (.4 mile)
Fall 2022 OFF-CAMPUS APARTMENT OPTIONS & RATES
Leasing Period: August 20 - December 17, 2022

PROGRAM DATES (some dates are subject to change) --
> Orientation/Welcome Week: Wednesday, August 24, 2022 – Friday, August 26, 2022
> Classes Begin: Monday, August 29, 2022
> Labor Day (Holiday): Monday, September 5, 2022 (no classes; university offices closed)
> Fall Break: Friday, October 14, 2022 (no classes; university offices open)
> Thanksgiving (Holiday): Wednesday, November 23 - Sunday, November 27, 2022 (no classes; offices closed)
> End of Semester Celebration: Wednesday, December 7, 2022 (tentative)
> Classes End: Friday, December 9, 2022
> Study Day: Saturday, December 10, 2022 - Sunday, December 11, 2022
> Final Exam Period: Monday, December 12, 2022 - Saturday, December 17, 2022

TURNKEY HOUSING SOLUTIONS
Contact Eric Hershey, Managing Partner
eric@tkhousing.com
844-782-9854

The Avalon Apartments at Foxhall
4100 Massachusetts Avenue, NW
Washington, DC 20016

Two-bedroom | Two-bathroom apartments

Single Occupancy

Single Room in two-bedroom / two-bathroom apartment
Two students per apartment | One student per bedroom / bathroom

TOTAL Fall Rate per student

$11,500.00

Double Occupancy

Shared room in two-bedroom / two-bathroom apartment
Four students per apartment | Two students per bedroom / bathroom

TOTAL Fall Rate per Student

$5,750.00
The Avalon at Foxhall
4100 Massachusetts Avenue, NW
Washington, DC 20016


Two-bedroom | Two-bathroom Apartments

Fall 2022 Rates & Deadlines

Lease Period: August 20, 2022 – December 17, 2022

Priority Deadline to submit Housing Request Survey – June 1, 2022
Final Housing Request Survey Deadline – June 15, 2022
Deadline to sign Lease with TurnKey – July 15, 2022

Semester Rates:
- **Double Occupancy** = $5,750 per student
  4 students per two-bedroom / two-bathroom apartment
- **Single Occupancy** = $11,500 per student
  2 students per two-bedroom / two-bathroom apartment
  3 students = $11,500 / single bedroom | $5,750 / shared bedroom

Leasing information provided directly to students through TurnKey Housing Solutions.

- Students who complete the survey will be contacted by Eric Hershey at TurnKey (eric@tkhousing.com)
- Each individual resident is required to sign the full 4-month lease agreement, regardless of move-in or move-out date.
- All leasing and payment arrangements are made through TurnKey Housing Solutions – (in consultation with the Washington Semester team for students who pay all program related charges to their home school).
- Double occupancy rates (4 students sharing a two-bedroom/two-bath apartment) are comparable to or less than AU double occupancy rates.

Important Information – Please Read:

Students accepting housing through TurnKey Housing Solutions agree to the following terms:
“I understand that I am solely responsible for my own housing arrangements. Any suggested housing arrangement resources provided by the University is purely informational in nature. The University does not directly or indirectly endorse any suggested housing arrangement resource. Moreover, the University does not warrant or represent as the quality, conditions, or other features provided by any suggested housing arrangement resource. American University expressly disclaims any and all responsibility for any problems that may arise with regard to the use of any suggested housing arrangement resource. I understand that I must exercise my own good judgment when evaluating any suggested housing arrangement resource.”
<table>
<thead>
<tr>
<th>AU Housing Type</th>
<th>Bath Type</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional Style Residence Room *</td>
<td>Shared community (hallway) bath</td>
<td>$5,200</td>
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<tr>
<td>(2 students/room)</td>
<td></td>
<td></td>
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<tr>
<td>Suite Style *</td>
<td>one in-suite shared bath</td>
<td>$6,020 - $6,430</td>
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<tr>
<td>(4 - 6 students/suite)</td>
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<tr>
<td>Apartment Style *</td>
<td>one in-apartment shared bath</td>
<td>$6,500 - $7,850</td>
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<tr>
<td>(4 students/apartment)</td>
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<tr>
<td>Apartment Style - Small or Large Studio</td>
<td>one in-apartment bath</td>
<td>$6,540 - $8,360</td>
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<td>(2 students/apartment)</td>
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**TURNKEY HOUSING SOLUTIONS**

**Rates for Fall 2022 WSP Students**

(Avalon Apartments at Foxhall – available in Fall 2022)

<table>
<thead>
<tr>
<th>TurnKey Double Occupancy</th>
<th>two in-apartment baths</th>
<th>$5,750</th>
</tr>
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<tbody>
<tr>
<td>(4 students/apartment</td>
<td></td>
<td></td>
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<tr>
<td>2 students/bedroom)</td>
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</tr>
<tr>
<td>TurnKey (Single Occupancy)</td>
<td>two-in apartment baths</td>
<td>$11,500</td>
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<tr>
<td>(2 students/apartment</td>
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<tr>
<td>1 student/bedroom)</td>
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**Note** --

* Minimum of 100-block Meal Plan at rate of $1,726) is required for on-campus traditional double, campus suite style and campus apartment style housing.

Meals Plan is not required for off campus small or large studio apartment or TurnKey off campus housing.

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* The above information is provided for cost comparison purposes only.

* AU housing is not available for the 2022-23 academic year.