OFF-CAMPUS
Apartment Housing
available for Students in the

Spring 2023 Washington Semester Programs

Spring 2023 Housing
provided through

TurnKey Housing Solutions

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

The Meridian at Gallery Place
450 Massachusetts Avenue, NW
Washington, DC 20001

The Elm in Bethesda
4710 Elm Street
Bethesda, MD 20814
TurnKey Housing Solutions is the preeminent student housing provider in the Washington D.C. area providing fully furnished accommodations to both experiential learning programs as well as individual students. Turnkey simplifies the housing process and provides a “Turn-Key” approach by offering fully-furnished apartments in Virginia, Maryland and Washington DC. Guests only need to worry about bringing their suitcase.

TurnKey has been operating since 2009 and has helped thousands of students maximize their Washington DC experience. TurnKey’s apartments are located in apartment communities in great neighborhoods offering first-class amenities like fitness centers, 24-hour concierge services and resident lounges. Professional maintenance teams are on-site during business hours and on call 24 hours a day.
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
TurnKey Locations for
Spring 2023 Washington Semester Program Students

Two-bedroom | Two-bathroom Apartments

Located in upper northwest DC (near National Cathedral & Embassy Row)

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

Metro Transit
Getting to the AU Campus & Downtown DC

35 minutes to AU Central Campus or Spring Valley Building
20 minutes via Metrorail to Tenleytown/AU Metro Stop *
& 15-minute walk or take the AU shuttle
* Tenleytown/AU Metro is 1/2 mile from AU central campus or Spring Valley Building
   AU Shuttle services both locations

45 minutes via Metrorail to Metro Center (downtown DC)

The prime location offers breathtaking views coupled with amazing amenities such as a gourmet kitchen, a personal washer and dryer and plenty of closet space, all in one of the most beautiful apartments in Washington DC.

Amenities include an In-Unit Washer/Dryer; Balcony/Patio; Pool; High-Speed WiFi; Fitness Center; Fully equipped Kitchen; Hard surface Flooring; Concierge; 24 hour Maintenance; Smoke free; On-site Zipcar; valet dry cleaning service.

Relax in the sparkling pool, enjoy the sunny skies, and clear nights on the rooftop deck and topple your stress in the state-of-the-art fitness center. This is not just apartment living. This is living up.
Welcome to Meridian at Gallery Place

450 Massachusetts Avenue NW
Washington, DC 20001

PROPERTY AMENITIES

- 24 hour front desk/concierge
- State-of-the-art fitness center
- Gallery place/Chinatown Metro Station
- Business center
- Rooftop swimming pool
- Controlled access entry

APARTMENT AMENITIES

- Walk-in closets
- Newly Renovated Kitchens/Baths
- Great views of the city
- Glass enclosed balcony
- Washer/dryer in apartment

COMPLIMENTARY

- Hi-speed Internet access
- Once a month housekeeping
- 24-hour customer service
Located in downtown DC (near the National Mall & Capitol Hill)

The Meridian at Gallery Place
450 Massachusetts Avenue, NW
Washington, DC 20001
https://www.meridiangalleryplace.com/

Metro Transit
Getting to the AU Campus & Downtown DC

40 minutes to AU Central Campus or Spring Valley Building
20 minutes via Metrorail to Tenleytown/AU Metro Stop *
& 15-minute walk or take the AU shuttle
* Tenleytown/AU Metro is 1/2 mile from AU central campus or Spring Valley Building
AU Shuttle services both locations

15 minutes via Metrorail to Metro Center (downtown DC)

Check out the Photo Gallery and see for yourself what sets Meridian at Gallery Place apart from the rest, including our rooftop pool & sundeck with views of the city, newly renovated apartments and well-kept amenities.

Luxury Amenities include Dry cleaning service, Bicycle storage, a 24-hour Fitness Center, a Clubroom with Lounge, Gaming, Billiards, and Wi-Fi. You’ll also enjoy the Rooftop Deck with Fire Pits, BBQ areas - a great spot for engaging conversations with friends, and the Rooftop Pool with Sundeck.

The Convenient Location allows you to take advantage of being a stone’s throw from the Gallery Place/Chinatown Metro Station. With local eateries, hotspots, and the National Mall within walking distance, you’ll be steps away from fantastic entertainment, shopping, and dining options.
Welcome to
The Elm
4710 ELM STREET
BETHESDA MD 20814

PROPERTY AMENITIES
✓ State-of-the-art fitness center
✓ Smoke-free apartment community
✓ Rooftop pool with outdoor kitchen area and fire pit
✓ High-tech business center
✓ Walk to Bethesda metro stop (Red Line)
✓ Great shopping and dining nearby

APARTMENT AMENITIES
✓ Hardwood floors in living areas
✓ Stainless steel appliances
✓ Stone counter tops with customer cabinetry
✓ Washer/dryer in-suite

COMPLIMENTARY
✓ Hi-speed Internet access
✓ 24-hour Maintenance
Located in an upscale community in suburban Maryland (just outside DC)

![Image of The Elm building]

**The Elm**  
4710 Elm Street  
Bethesda, MD 20814  
[https://www.livetheelm.com/](https://www.livetheelm.com/)

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**Metro Transit**  
Getting to the AU Campus & Downtown DC

- 25 minutes to AU Central Campus or Spring Valley Building  
- 10 minutes via Metrorail to Tenleytown/AU Metro Stop *  
- & 15-minute walk or take the AU shuttle  
  
  * Tenleytown/AU Metro is 1/2 mile from AU central campus or Spring Valley Building  
  AU Shuttle services both locations

- 25 minutes via Metrorail to Metro Center (downtown DC)

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Just steps away from Bethesda Row and Woodmont Avenue, The Elm places you in the neighborhood’s cultural heart, surrounded by best-in-class retail, dining, and arts and entertainment. With direct access to the Bethesda Metro Station and bus lines, ample outdoor recreation, easy access to farmer’s markets and more, you’ll feel connected, centered, inspired—and right at home.

Clean, contemporary interiors and light-filled spaces make The Elm an iconic destination for luxury apartment living in Bethesda. Inspired by Scandinavian design, the blend of soft textures, fresh colors, and modern features invite you to settle in and relax. Coupled with a unique slate of experiences and elevated communal spaces, The Elm is an ideal backdrop for living to take shape.

**Amenities include** Warm wide plank flooring throughout; Recessed, dimmable lighting; Walk-in closets; Full-size washer and dryer; Modern gourmet kitchens; White quartz countertops; Stainless steel Samsung® and Bosch® appliances; Backlit mirrors and walk-in showers or soaking tubs; Keyless entry.

The Horizon features a pool and resort-style seating with panoramic views; 28th-floor Skybridge with private dining rooms, fully equipped catering kitchen, bar, and lounge with sweeping views of DC; Semi-private workspaces with complimentary Wi-Fi; The Elm Club Card features exclusive offers from local retailers for residents. Terrace Seventeen features lushly landscaped green space, lounge seating and grilling stations; Curated Fitness Studio with 24-hour access and private training areas.
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

**Kitchen**
- 1 Stock Pot with Lid
- 1 Frying Pan
- 1 Medium Sauce Pan & Lid
- 1 Small Sauce Pan
- 1 Trash Can with Liners
- 1 Toaster
- 1 12 Cup Coffee Maker

**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

**Miscellaneous**
- 1 Vacuum Cleaner
- 1 Ironing Board
- 1 broom
- 1 Dust Pan
- 10 Clothes Hangers
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
Spring 2023 OFF-CAMPUS APARTMENT
Options & Rates
Leasing Period: January 10, 2023 - May 10, 2023

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

About TurnKey ....

TurnKey Housing Solutions is the preeminent student housing provider in the Washington D.C. area providing fully furnished accommodations to both experiential learning programs as well as individual students. Turnkey simplifies the housing process and provides a "Turn-Key" approach by offering fully-furnished apartments in Virginia, Maryland and Washington DC. Guests only need to worry about bringing their suitcase.

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Spring 2023 Rates per Student

<table>
<thead>
<tr>
<th>Single Occupancy</th>
<th>Double Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Room in two-bedroom apartment</td>
<td>Shared room in two-bedroom apartment</td>
</tr>
<tr>
<td>Two students per apartment</td>
<td>Four students per apartment</td>
</tr>
<tr>
<td>One student per bedroom</td>
<td>Two students per bedroom</td>
</tr>
<tr>
<td><strong>TOTAL semester rate per student (single)</strong></td>
<td><strong>TOTAL semester rate per student (double)</strong></td>
</tr>
<tr>
<td>$11,500.00</td>
<td>$5,750.00</td>
</tr>
</tbody>
</table>

SPRING 2023 PROGRAM DATES (some dates are subject to change) --

> Orientation/Welcome Week: Wednesday, January 11 – Saturday, January 14, 2023
> Martin Luther King, Jr. Day (Holiday): Monday, January 16, 2023 (no classes, offices closed)
> Internship Fair: Tuesday, January 17, 2023 (9:00 am – 12:00 pm)
> Classes Begin: Tuesday, January 17, 2023
> Spring Break: Sunday, March 12 – Sunday, March 19, 2023 (no classes; offices open)
> Classes & Internships End: Monday, May 1, 2023
> End of Semester Celebration: Tuesday, May 2, 2023 (afternoon - tentative)
> Study Days: Tuesday, May 2 – Wednesday, May 3, 2023
> Final Exam Period: Thursday, May 4 – Wednesday, May 10, 2023
The Avalon at Foxhall
4100 Massachusetts Avenue, NW
Washington, DC  20016


Two-bedroom | Two-bathroom Apartments

Spring 2023 Rates & Deadlines

Lease Period:  January 10, 2023 – May 10, 2023

Priority Deadline to submit Housing Request Survey – November 1, 2022
Final Housing Survey Request Deadline – November 15, 2022
Deadline to sign Lease with TurnKey – December 1, 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>
</tr>
<tr>
<td>(2 students/room)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suite Style *</td>
<td>one in-suite shared bath</td>
<td>$6,020 - $6,430</td>
</tr>
<tr>
<td>(4 - 6 students/suite)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment Style *</td>
<td>one in-apartment shared bath</td>
<td>$6,500 - $7,850</td>
</tr>
<tr>
<td>(4 students/apartment)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment Style - Small or Large Studio</td>
<td>one in-apartment bath</td>
<td>$6,540 - $8,360</td>
</tr>
<tr>
<td>(2 students/apartment)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TURNKEY HOUSING SOLUTIONS**

**Rates for Spring 2023 WSP Students**

Locations include:

- Avalon Apartments at Foxhall (DC)
- Meridian at Gallery Place (DC)
- The Elm (Bethesda, MD)

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

**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.

Meal 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.
Dining & Meal Plan Information for Spring 2023 WSP Students

Each of the TurnKey Apartment locations (The Avalon at Foxhall, The Meridian at Gallery Place and The Elm in Bethesda, MD) are within walking distance of several grocery stores, shopping, retail, dining, etc. Use this Walk Score link to explore what’s nearby including restaurants, coffee, groceries, parks, shopping, entertainment, errands and public transit. Just enter the full address (street, city, zip code) of the apartment to find very helpful information.

https://www.walkscore.com/score/

AU Dining

Even though you won’t be living on campus, you might still be interested in purchasing a meal plan and/or EagleBucks. Below is information you might find helpful as you consider your options.

Meal Plan Information

<table>
<thead>
<tr>
<th>Meal Plan Type</th>
<th>Meal Plan Rate</th>
<th>Meal Plan Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>All-Access Plan</td>
<td>$3,315/semester</td>
<td>Unlimited TDR visits, as well as 5 meal exchanges per week, and $100 Eaglebucks.</td>
</tr>
<tr>
<td>175 Block Plan</td>
<td>$2,653/semester</td>
<td>175 meals per semester, approximately 10-11 meals per week, plus $400 Eaglebucks.</td>
</tr>
<tr>
<td>100 Block Plan</td>
<td>$1,726/semester</td>
<td>100 meals per semester, approximately 6 meals per week, plus $400 Eaglebucks.</td>
</tr>
<tr>
<td>50 Block Plan</td>
<td>$755/semester</td>
<td>50 meals per semester plus $100 Eaglebucks.</td>
</tr>
<tr>
<td>$800 Eaglebucks</td>
<td>$800/semester</td>
<td>800 Eaglebucks and no meal swipes.</td>
</tr>
</tbody>
</table>

Meal Plan Elements

Meal Plans consist of Meal Swipes and Eaglebucks.

Meal Swipes are the total number of swipes associated with a particular meal plan. For example, if a student is enrolled in a 100 Block Meal Plan the total amount of swipes available for that meal plan are 100 Swipes. A swipe is deducted from a student’s account each time the Meal Plan is utilized. All swipes will expire at the end of every semester. There is no rollover for swipes.

Eaglebucks are dollar amounts added to the meal plan account when a meal plan is purchased. The balance (in dollars) decreases when the student makes a purchase (in dollars) from the account. These are used at on-campus and off-campus dining locations. Additional Eaglebucks can be added to the account through Eaglebucks.com. Unused Eaglebucks will carry forward throughout a community members tenure at American University.

Meal Exchanges allow a student to use one swipe from their meal plan in exchange for a meal from an AU Dining Retail location. A meal exchange consists of an entree, side and a drink.

Meal Swipes and Meal Exchanges can only be utilized at dining locations managed and operated by AU Dining. For more information on AU Dining Retail locations, Meal Swipes, Meal Exchanges and Eaglebucks, visit the One Card & Dining Services Meal Plan Information and Facts >> https://www.american.edu/ocl/onecarddining/mealplan.cfm
Where can the Meal Plan be used in Spring 2023?

<table>
<thead>
<tr>
<th>Retail Venue</th>
<th>Campus Location</th>
<th>Meal Swipe Eligible</th>
<th>Meal Exchange Eligible</th>
<th>Eaglebucks Eligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terrace Dining Room</td>
<td>Mary Graydon Center (MGC)</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>TDR To Go*</td>
<td>Mary Graydon Center (MGC) - Marketplace</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Einstein Bros. Bagel*</td>
<td>Mary Graydon Center (MGC) - Marketplace</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Pom + Honey</td>
<td>Mary Graydon Center (MGC) - Marketplace</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>The District Pickle (Kosher Deli)</td>
<td>Mary Graydon Center (MGC) - Marketplace</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Wonk Burger &amp; Absurd Bird*</td>
<td>Mary Graydon Center (MGC) - Tavern</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Hissho Sushi &amp; Create</td>
<td>Mary Graydon Center (MGC) - Tavern</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Subway*</td>
<td>Butler Pavilion- The Tunnel</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Eagle's Nest Market</td>
<td>Butler Pavilion- The Tunnel</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Starbucks*</td>
<td>Butler Pavilion- The Tunnel</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Campus Coffee &amp; Tea</td>
<td>Bender Library- Terrace</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>DC Eats</td>
<td>Kerwin Hall - First Floor</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>East Campus &amp; BUILD Pizza*</td>
<td>East Campus</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Spring Valley Cafe*</td>
<td>Spring Valley Building- 6th Floor</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

* Mobile ordering is available at this location.

** Meal Exchanges allow a student to use one swipe from their meal plan in exchange for a meal from an AU Dining Retail location.

A meal exchange consists of an entrée, side and a drink.

What’s on the Menu?  Preview the menu for specific dates at many of AU’s dining locations
https://dineoncampus.com/au/whats-on-the-menu

EagleBucks Information and FAQs - Information about EagleBucks
https://www.american.edu/ocl/onecarddining/eaglebucks.cfm

EagleBucks Accepting Locations - Off-Campus dining and retail locations that accept AU EagleBucks.
https://acceptinglocations.com/eaglebucks/

Map of AU Dining & Retail -- Where to Eat?
https://dineoncampus.com/au/where-to-eat

EagleBucks Portal - Your EagleBucks.com account to check balance, deposit funds, review transactions, etc.
https://eaglebucks-sp.transactcampus.com/eAccounts/AnonymousHome.aspx
Meal Plan Changes, Cancelations, Refunds
https://www.american.edu/finance/studentaccounts/refunds-for-course-drops-and-withdrawals.cfm

Meal Plans:
- The Meal Plan Enrollment and Change Deadline coincides with the university's add/drop period, approximately 10 business days into the start of each semester.
- Meal Plan charges and refunds for all meal plans are prorated and calculated on a daily basis, based on the time of enrollment and total dining days per semester — not by the number of meals used.
- The dining days charges and refunds are calculated by the type of meal plan a student is enrolled in, when they were enrolled in the meal plan, and when the meal plan was applied to a student's One Card.
- Requests for meal plan cancellations must be initiated by the student to One Card & Dining Services through the Meal Plan portal, or via email at mealplans@american.edu by the Meal Plan Change deadline.

Eaglebucks:
- Students may request refunds of unused Eaglebucks (minimum refund requirement is $5.00) by emailing eaglebucks@american.edu from their AU Email account.
- Once One Card & Dining Services has confirmed student matriculation or transition from American University, a refund of unused Eaglebucks will be initiated.
- Refunds are processed by Student Accounts through direct deposit or processed by check to the last known address on record.

For additional information regarding Meal Plans and EagleBucks, please refer to the One Card & Dining Services website or call 202-885-CARD(2273).