

CONGRATULATIONS TO OUR GRADUATING RESIDENTS ON A JOB WELL DONE!



April - May 2017

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This is the final edition of the KIP Development Newsletter for this academic year.
If you are vacating, we would like to thank you for your time with us!

VACATING RESIDENTS

- **All keys must be returned to the office by *noon* on your lease end date.**
- Failure to return door or mail keys will result in a **\$15 charge per key.**
- Move out cleaning specifications will be posted to your door approximately 30 days prior to your lease termination date. These guidelines are to assist you with cleaning your apartment to KIP standards upon your move out.



TENANT RESPONSIBILITIES

- Walk Through – Tenants who wish to have a walk through must schedule at least 24 hours in advance. A walk through typically takes an hour and can be scheduled anytime Monday through Friday 9am – 4pm. A walk through is for cleaning issues only. A detailed inspection for damages will be performed once keys are returned. Please contact the office at 509-334-7444 to schedule.
- Leases terminate at noon on your lease termination date. Tenants remaining after their lease has terminated will be charged a hold over fee in the amount of \$100 per day.
- Prior to vacating your apartment, it is your responsibility to leave a forwarding address with the office so we may return your security deposit. If a forwarding address is not left, your deposit will be mailed to your last known address as per RCW 59.18.280.
- Contact the Post Office to have your mail forwarded to your new address. Forwarding address forms are also available at www.usps.com/umove. Any mail received by new residents will be returned to the sender.

- Utilities must remain in the resident's name until the last day of the lease term, not the date vacated. Any bills received for services before the lease termination date will be deducted from the security deposit. Contact Avista Utilities at 1-800-227-9187 or www.avistautilities.com to terminate your service. Utilities should never be disconnected, only transferred back into Landlord's name.
- If applicable, contact Spectrum Cable at 1-888-683-1000 or visit their office located at 8681 State Route 270 to terminate service and return rented equipment.

RENTAL LISTING

- Check our website www.kipdev.com for current availabilities and detailed property information. You will notice that we have listed all our rentals as "available" as of the current lease termination dates. The rentals will remain "available" until either the current resident(s) renews their lease or we have leased the unit to a new resident. Current residents in good standing will always have the first option to renew.
- Please note that all our apartments are non-smoking and do not allow pets.

Latah Apartments – Located at 1016 / 1024 SE Latah Street. These recently remodeled apartments feature 2 large bedrooms, 1 bathroom and include dishwasher, disposal, stove, fridge, new wood flooring, new windows, new appliances, onsite laundry facility, and off street parking. They are located within walking distance to campus and public transportation. Free Wi-Fi available for all residents. Monthly rent is \$730 - \$840. Tenants pay \$40 in addition to monthly rent for utility expenses. *Available June 1st, July 1st, August 1st.*

INCENTIVE OFFER

If you refer a friend to KIP and they sign a new lease with us, you'll receive **\$50 Rent Credit**. The offer is valid only to new residents signing new leases and paying all move-in funds due. Please complete and return the coupon below:

New Resident(s):

New Resident(s) Phone Number:

Current Resident(s) Name:

Current Resident(s) Address:

www.kipdev.com



This coupon is limited to new and approved applicant(s) signing a new lease.
All fees on the new lease must be paid before the credit is applied.



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SUMMER STORAGE

Summer is a busy time for storage rentals in Pullman. If you are in need of storage, we have four convenient locations to meet your needs. Contact the office at 509-334-7444 as soon as possible to rent any of our available units. Units are rented on a first come, first served basis, so don't delay!!



Latah Mini Storage – 1016/1024 SE Latah St.

- * Sizes From 5' x 5' to 11' x 5'
- * Close to Campus
- * Semi-Climate Controlled
- * 24-Hour Access
- * Non-Smoking Facility
- * 24-Hour Access Available



Blue Sky Self Storage - 2500 S. Grand Ave.

- * Sizes From 10' x 10' to 20' x 30'
- * Boat & RV Storage
- * 24-Hour Recording Security Camera
- * Gate Controlled Entry
- * Security Fencing & Lighting



GarageMahal Storage - 6862 SR 270

- * Sizes From 768 sq. ft. to 1,152 sq. ft.
- * Warehouse Units 48' in Length
- * Boat & RV Storage
- * RV Sewer Dump & Water Fill Up
- * Gate Controlled Entry
- * Security Fencing
- * 24-Hour Access



Advantage Mini Storage – 6842 SR 270

- * Sizes From 5' x 5' to 10' x 40'
- * Located Between Pullman & Moscow
- * Gate Controlled Entry
- * Security Fencing
- * 24-Hour Access Available

KIP Development

Pullman's Choice for Quality Rentals

KIP Development has been the leader in quality rentals for over 30 years. We strive for excellent service in a timely manner. We take pride in our properties and we hope that you do too.

KIP Development provides several different services to our residents including:
a professional and courteous office staff, knowledgeable maintenance/groundskeeping staff, four convenient storage locations, and a free online roommate finder.

KIP Development stands behind our name and reputation. That's why we guarantee a quality place to live during your stay in Pullman. Come in and see what we can do for you.

**594 SE Bishop Blvd., Suite 102
Pullman, WA 99163**



You are important to us!

If you have any suggestions as to how we can serve you better,
email us at propertymanager@kipdev.com

www.kipdev.com