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**IMPORTANT INFORMATION**

The material enclosed in this guide is provided by Silver City Partners, Ltd. for informational purposes only and should not be construed as a recommendation or endorsement of any particular facility, management, staff, or service.

**HOUSING DEPARTMENT**

Full Sail is committed to the needs of our students. We recognize their needs regarding housing, home furnishings, and housewares and have developed the Housing Department with those needs in mind.

The Housing Guide offers information regarding local apartment housing. Included are rental rates, information on deposits and pet fees, and general information about the amenities each complex has to offer. Periodically, complexes run specials, so be sure to ask.

If you should wish to have a roommate(s), the Housing Coordinators will put you in touch with other Full Sail students seeking roommates. It will be your responsibility to contact these individuals, but it is important to keep us apprised of your status regarding your roommate situation and your apartment selection.

Having a roommate is a personal matter. The Housing Department does not involve itself in roommate selection or roommate relationships except to inform you of others who may be seeking a roommate and to pass on information from other students. No judgments are made about whether an individual may be a good roommate for you or not.

We look forward to having you at Full Sail and will do all we can to help make your move to Orlando as economical and convenient as possible.

The information in Full Sail University's Housing Guide is for informational purposes only. Prices in the Housing Guide are estimates and may change at any time, without notice.
Dear Future Student,

My name is Barbara Smith, and I am the Director of Housing Resources for Full Sail University. I would like to welcome you to Full Sail and encourage you to contact the Housing Department. Our job is to help you make a smooth transition to the Winter Park area.

Once you have enrolled and selected a start date, you will be automatically assigned a coordinator. Your Coordinator will be your personal contact for relocation and is always happy to address all of your questions and concerns regarding your move to Winter Park.

This Housing Guide provides information about relocating and includes information on Full Sail-friendly apartment complexes in the area, as well as information about furniture, utilities, local stores and restaurants, medical facilities, etc. The Housing Guide is updated every two months and is always current on the Full Sail website. Study your Housing Guide carefully and think about which complexes appeal to you. Contact your Housing Coordinator for more details about the complexes you are interested in. We have a diverse student body and a wide variety of complexes. Your Coordinator can help you determine if a complex is right for you. Please be sure to contact the Housing Department prior to submitting your application or deposit to ANY apartment complex.

Reviews on the Internet are not always accurate representations of a complex. The Housing Department receives constant feedback about the complexes in the area, and our team visits the complexes regularly. We are happy to share this information with you. Also, please remember that websites that offer to help you find apartments or roommates are not familiar with the needs of Full Sail students and often do not provide accurate information. Full Sail’s Housing Department has all of the information you need to make your relocation to Winter Park easy and successful. Utilize your Housing Department!

We can also assist you in finding a roommate(s) to share expenses. Having a roommate is less expensive than living alone. Contact your Housing Coordinator to complete a roommate profile and receive a roommate list. If you live locally, want to live alone, or have a roommate already, let us know!

A good time to start looking at your housing options is when your tuition and living expenses have been secured. We look forward to hearing from you!

Sincerely,

Barbara Smith,
Director of Housing Resources

Barbara Smith
Director of Housing Resources
barbaras@fullsail.com

Denise Rios
Housing Coordinator
dlrios@fullsail.com

Michael Trilling
Housing Coordinator
mtrilling@fullsail.com

800.226.7625
407.679.6333

Hours Monday through Friday:
9:00 a.m. to 6:00 p.m. EST
## 2019 HOUSING COORDINATORS

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<td>January 7</td>
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<tr>
<td>January 28</td>
<td>February 4</td>
<td>Barbara</td>
</tr>
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<td>February 25</td>
<td>March 4</td>
<td>Mike</td>
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<tr>
<td>March 25</td>
<td>April 1</td>
<td>Barbara</td>
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<td>April 29</td>
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<td>Barbara</td>
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<tr>
<td>July 1</td>
<td>July 8</td>
<td>Mike</td>
</tr>
<tr>
<td>July 29</td>
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<tr>
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<td>Mike</td>
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<td>October 21</td>
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<td>Denise</td>
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YIELDSTAR/LRO

The rates listed in the Housing Guide are current as of the date of publication. Actual rates may vary. Many apartment complexes offer specials that may vary throughout the year, so please inquire about them when requesting your application. Office hours are seasonal and may change slightly.

Yieldstar and Lease Rent Options (LRO) are pricing programs used by some apartments in this guide to calculate prices daily based on availability. Please note that complexes using Yieldstar/LRO are indicated throughout the guide using an asterisk (*). You should request a written quote that specifies how long the price is valid for when considering a complex as an option.
PROVIDING PROOF OF INCOME

All apartment complexes have certain eligibility requirements that students must meet in order to be approved for an apartment. Every student must undergo:

- **Proof of income.** Students and parents must be able to demonstrate that they earn three to five times the rent to be approved. Most students need cosigners (parents, grandparents, aunts/uncles, etc.) to prove income. Some complexes will consider an Estimated Award Letter (provided by your Enrollment Guide). It shows that the student is drawing living expenses from their loans.

- **A criminal background check.** Students with felony charges and certain misdemeanors are unable to rent apartments.

- **A credit check.** Most complexes have similar credit standards that students must meet.

Providing Proof of Income Without Student Aid or Cosigner

Students who do not receive student or government aid must meet one of the following criteria for proof of income.

**Pay stubs:** You are required to meet the minimum gross income of three times the monthly market rent. To enable the apartment complex to verify your income, you will need to provide copies of your three most recent local pay stubs or a letter from your employer if you recently started a job.

**Tax return:** If you do not have pay stubs because you are a business owner, you may provide the complex with a copy of your most recent tax returns or a letter or statement from a certified public accountant that confirms your monthly income.

**Bank statement:** Some complexes will ask for three or six recent and consecutive bank statements or investment statements to verify your monthly income.

**Offer letter:** If you are relocating and already have employment, you will need to provide an offer letter with your new employer’s information. The letter must include the following:

- The company name on the letterhead
- The position you were hired for
- Your salary and start date

The complex will also require you to provide the name of a contact person to verify that the information is correct.

**No current employment:** Requirements for renting an apartment without proof of employment vary, so be sure to ask the apartment complex or property manager what is required.

Visiting Apartment Complexes

If you have plans to visit Full Sail’s campus, this is also a great opportunity to visit apartment complexes. Apartments are available for viewing during open business hours without an appointment, and the leasing staff will be happy to show you all property amenities as well. Before you visit apartments, please contact your Housing Coordinator to discuss which apartments you intend to visit. Your Housing Coordinator can give you essential information and also help you determine if a particular apartment is well suited to your individual needs. This will save you valuable time and energy during your visit.

There are many apartment complexes located in the area and most of them offer one, two and three bedroom apartments. Amenities often include swimming pools, tennis courts, racquetball courts, volleyball courts, car wash areas, laundry facilities, exercise facilities and barbecue areas. The amenities for each complex are listed with estimated pricing and floor plans. When choosing an apartment, consider the floor plan, location, amenities and your budget.

Apartments are unfurnished in most cases; however, there are affordable options for obtaining furniture. Cort (www.cort.com) offers furniture for rent or purchase at discounted student rates. You will find their information near the end of this guide.
Houses

Are houses a viable option for Full Sail students? Not only are rental homes more expensive than apartments, they come with many responsibilities that apartments do not, such as lawn and pool maintenance and pest control. Home maintenance is time-consuming and expensive, whereas apartment living is easier and amenities are included for your enjoyment. Families and elderly people in neighborhoods are not tolerant of noise and excessive activity, and rules are strictly enforced by the Home Owner’s Association. Well-managed apartment complexes are almost always the best option for our students.

**IMPORTANT – PLEASE READ**

For Parents

The Full Sail University Housing Department presents expert relocation information. Just as you have been very involved with the admissions and financial aid processes, we encourage you to stay involved during the housing process.

The first step in securing housing for your student is to contact your Enrollment Guide Team. They will answer all of your funding questions and provide you with a budget worksheet that will help you estimate monthly living expenses. After speaking with your Enrollment Guide Team, contact the Housing Department to discuss your student’s accommodations. We look forward to helping you successfully transition your student to Full Sail!

International Students

The Housing Department welcomes you to Full Sail University. If you are an international student, you would want to reach out to your International Admissions team, as apartment complexes have slightly different approval requirements for international students. For most apartments, students must provide:

- I-20 and/or visa
- Passport
- Bank letter demonstrating adequate income
- One month’s to two months’ rent as a security deposit (refundable when the lease is completed)

You are encouraged to secure your housing before you arrive for registration. If you choose to find an apartment after you arrive in Winter Park, then you must arrive at campus up to a week before your registration date. This way, you have plenty of time to secure an apartment and move in before registration/orientation week. You will be very busy during this week, and you may find it challenging to make housing arrangements while taking care of your other school obligations.

Veteran Students

Thank you for your service to our country. If you are using VA benefits to pay for your living expenses, then please be aware that you can use them to demonstrate income to some apartment complexes; however, you still need to be able to demonstrate that you make three to five times the rent monthly. We recommend that you reach out to your Enrollment Guide for guidance. You can also accomplish this by finding a cosigner or roommate. Roommates are able to combine incomes at most apartment complexes to demonstrate adequate income.

At Full Sail, you choose your own roommate rather than being assigned one. If you would like more information on finding a roommate or proving income to an apartment complex or have any other questions or concerns, please do not hesitate to contact the Housing Department.

Prior Offenses

All apartment complexes perform criminal background checks on prospective tenants. If you feel that your background check may reflect past criminal behavior, you are encouraged to discuss this information with an apartment complex before submitting your application and fees. In most cases, applicants with felonies will be declined automatically. Misdemeanors are often considered on a case-by-case basis with the severity of the crime and the date of the conviction being taken into account.

It is best to assume that ANY past criminal history will appear on your background check. Students have been surprised to find that this is true even when they have been told that the record was sealed or expunged. Failure to disclose a criminal background on a rental application will automatically result in the applicant being declined—even if the complex would ordinarily be able to work with the charge.
If you have any concerns about being declined for an apartment based on your background check, then you are encouraged to talk to the apartment openly about your situation BEFORE you submit your application.

**UTILITIES INFORMATION**

Utilities that are generally **not** included in the rent payment include: electricity, Internet, telephone, water, sewer, and trash. You can estimate your utility expenses by first contacting the apartment complex that interests you. The complex can provide you an address of a one-, two-, or three-bedroom unit as well as the name of the utility company that services the complex. The utility company can then tell you the average power usage for that unit over the last 12 months.

**Electric Power**

*Duke Energy* serves the Winter Park area. A $28 connection fee is required. A free credit screening is offered through Equifax to determine if the deposit may be waived. Florida Power Corporation requires 24 hours notice for the connection of new service. For additional information, contact Customer Service at 407.629.1010 or 800.700.8744 Monday through Friday from 7:00 a.m. to 9:00 p.m. (EST).

*Orlando Utilities Commission* serves the Orlando area. The deposit may be waived after completion of a credit screening through Equifax. Orlando Utilities requires 24 hours notice for the connection of new service. For additional information, contact Customer Service at 407.423.9100.

Electricity is usually not included in the rent. The actual costs depend upon your living habits, apartment size and the season. Power bills in Florida are generally higher in the summer.

**Television, Internet, and Telephone**

Your apartment complex will provide you with the phone numbers for any needed services pertaining to your apartment.

**TRANSPORTATION**

Students who do not have cars must live within 1.5 miles of Full Sail so that they can walk or bike to class. These students are encouraged to seek rides from classmates or travel with a group of classmates. Students should never walk alone—day or night.

**Public Transportation**

Please be advised that while local buses are useful for getting around town, they cannot be used as a student’s primary source of transportation to and from class as we are a 24-hour school.

Orange, Seminole and Osceola counties are serviced by the Lynx public bus system. They do not run 24/7. The earliest buses pick up at 4:30 a.m. and the last bus leaves downtown Orlando at 12:15 a.m. Please call 407.841.8240 or go to [www.golynx.com](http://www.golynx.com) for information regarding the bus schedule for your apartment complex or to purchase a bus pass.

**Carpooling**

While carpooling is strongly recommended as a great way to save money on gas, students who do not have cars must live within walking or biking distance. Even if their roommate has a car and they are in the same degree program, a student cannot rely on his/her roommate as a reliable source of transportation.

**STUDENT SAFETY**

**IMPORTANT – PLEASE READ**

We encourage both students and parents to keep safety in mind as you prepare for college. Full Sail takes crime prevention and education seriously. Some helpful tips include:

- Trust your instincts. If you see something, say something. If you sense trouble, get away as soon as possible.
- Show confidence. Walk at a steady pace, keep your head up, and avoid carrying a lot of packages.
- Don’t appear to be an easy target. Robbers want someone who will provide the least resistance. Walk as if you know where you are going, with your head up and eyes alert.
• Be observant. Avoid talking on your cell phone, remove the ear buds from your iPod, and take off obstructive clothing—these are all distractions.
• Remain alert and observe the people around you. Know who is walking behind and in front of you. Watch for suspicious persons or vehicles.

While the possibility of a break-in is a fact of life, there are simple and commonsense precautions that students can take while they live here to minimize their risk. Here are some recommendations:

• Remove all expensive/important belongings any time you park your car, regardless of how quickly you plan to return. If you do leave any valuables in your car, make sure they are in the trunk and out of sight of passersby. A smash-and-grab only takes a few seconds, so protect anything of value by keeping it with you. Park in areas that will be well lit when you return. Check the interior of your vehicle and surrounding area before entering your vehicle.
• Lock the doors on your car and in your apartment, including sliding glass doors. Criminals generally look for the path of least resistance, and simply locking your doors will often make breaking in more effort than it’s worth for a thief.
• Do not advertise that you live alone. Avoid leaving notes on your door announcing when you will be home. Keep your curtains or shades closed at night, and keep outdoor lights on at night.
• Obtain renters insurance. This is a very inexpensive way to safeguard your belongings. See the Table of Contents in this Housing Guide for the Renters Insurance Agents section. Discuss the type of computer you have and its value with your agent and make sure it will be protected at all times—whether it is on your person, in your apartment, or in your car. It is also recommended that you inventory and photograph all of your valuable belongings, including make, model, serial number, etc. Consider engraving electronics with your driver’s license number for identification purposes in the event they are stolen.
• Limit the number of people you allow into your apartment. This is the best way to prevent advertising your belongings to those who may want to steal them. In many cases, homes are burglarized by someone a student knew and thought he or she could trust.
• Do not allow strangers into your home, even if they are hurt or say they need help. Keep the door locked and call the police for them.
• If you walk or bike to class, travel with other classmates or neighbors and always stay in well-lit and highly visible areas. Don’t do anything that would impair your senses (e.g., listening to music on headphones). Remain aware of your surroundings at all times and vary the routes you take to and from campus—don’t be predictable. When traveling, know your destination and plan your route of travel. It is also a good idea to remove your Full Sail ID when you leave campus.
• Be sure to back up all your data—you will spend a lot of time and hard work creating wonderful projects here at Full Sail. You don’t want to lose all of this work because you didn’t back up your data.
• If you observe any suspicious persons, vehicles, or activities, or if you are the victim of a crime, notify the police immediately. In many cases, time is of the essence, and even a short delay can be detrimental to an investigation. Do not leave the scene of the crime unless it is unsafe or you need help. Many times, the police will need to see the exact location of the crime.
• Be wary of fraud schemes—both online and in person. Thoroughly check all references before entering into any agreement or contract, whether written or verbal.

Full Sail has joined with the Orange County Sheriff’s Office as well as many of the complexes found in our Housing Guide to create a Security Summit. This group meets every quarter to discuss topics that impact student safety on and off campus and to work continually on prevention and education. Second, Full Sail requires that all incoming students attend a safety seminar during Orientation/Registration. This seminar helps students understand ways to protect themselves and their belongings and encourages students to take a preventative stance against burglary and theft. Remember to take the time to activate LoJack on your laptops.

If you have any questions or concerns, please contact Full Sail’s Housing Department or Security Department, and we’ll be happy to help.
Title IX

Full Sail University complies with the guidelines and requirements of Title IX, Educational Amendments of 1972 and has adopted procedures and policies to address allegations of sexual violence as outlined under Title IX. The university encourages any student who experiences sexual violence/harassment to report it and request appropriate interim measures and remedies. The university will offer services and processes that provide access to the educational program without regard to sex. The university prohibits sexual violence/harassment occurring off campus, as well as on campus, in accordance with Title IX.

Title IX is a federal law that prohibits sex-based discrimination in all activities and programs of educational institutions receiving federal funds.

UNLAWFUL DISCRIMINATORY BEHAVIORS UNDER TITLE IX

• SEXUAL HARASSMENT (unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature)
• SEXUAL MISCONDUCT (rape, sexual assault, sexual battery, sexual exploitation, and other forms of non-consensual sexual activity)
• STALKING (repeatedly following, harassing, threatening or intimidating including by telephone, mail, electronic communication, or social media)
• DATING VIOLENCE (including emotional, verbal, and economic abuse without the presence of physical abuse)
• DOMESTIC VIOLENCE (including emotional, verbal and economic abuse without the presence of physical abuse)
• RETALIATION (adverse employment, academic, or other actions against anyone reporting or participating in an investigation of Title IX allegations)

REPORTING PROHIBITED BEHAVIOR

Members of the university community who believe that a Title IX violation may have occurred should discuss their concerns and/or file a complaint with the university’s Title IX Coordinator:

Shayne Cade, Director of Compliance & Title IX Coordinator
3300 University Boulevard
Winter Park, FL 32792
407.679.0100
scade@fullsail.com

University Title IX Deputy Coordinators are:

Debbie Mills, Director of Student Affairs
3300 University Boulevard
Winter Park, FL 32792
dmills@fullsail.com

Debby Wiskus, Director of Human Resources
3300 University Boulevard
Winter Park, FL 32792
dwiskus@fullsail.com

For more information on Title IX and a copy of the university’s Title IX Complaint form, please visit the following address: https://www.fullsail.edu/resources/brochure-file/title-ix-complaint-form.pdf
1. One step to enrollment is to let your Housing Coordinator know if you are not looking for a roommate. If you are local to the area or commuting, let us know.

2. Typically your Admissions Representative or Enrollment Guide is your first point of contact before you talk to the Housing Department, but we are happy to answer your questions at any time. Make arrangements with the Enrollment Guide Team for living expenses (if needed).

3. Thoroughly read your Housing Guide and contact the Housing Department prior to sending an application or deposit to any apartment complex. The Housing Department’s knowledge of local complexes provides excellent assistance in your apartment search.

   Please Note: Websites that review apartment complexes are neither reliable nor accurate and cannot be used as a dependable source of information. The Housing Department receives continuous feedback about the complexes in the area, and our staff visits the complexes regularly. We are happy to share this information with you. Also, please remember that websites and social-media sites that offer to help you find apartments or roommates are not familiar with the needs of Full Sail students and cannot provide you with accurate information. The Full Sail University Housing Department has all of the information you need to make your relocation to Winter Park easy and successful.

4. Ask the leasing agent for the most cost-effective way to fulfill the length of lease you need. Be aware of extra charges for month-to-month fees and/or the maximum percentage the rent could increase if you should renew your lease.

5. Please read the important article regarding Student Safety—see the Table of Contents in the front of this guide. We highly suggest that you review it and that you obtain renters insurance to protect yourself against theft, fire, natural disasters, and other calamities. Some apartments require renters insurance. You will find a list of Full Sail-friendly providers in the Renters Insurance Agents section following the complexes featured at the end of this guide.

6. You must have your tuition and living expenses secured prior to receiving a roommate list. Once your funding is complete and confirmed with your Enrollment Guide, you can contact your Housing Coordinator to complete your roommate profile and begin receiving the roommate lists.

   Please Note: The roommate list is ONLY available directly from a Housing Coordinator and is not available online. Social-media sites are not appropriate for securing roommates. Full Sail’s own Facebook page is a great place to network or chat, but your Housing Coordinator will provide you the proper resources to help you select a roommate. Your coordinator will provide questions to ask a potential roommate that may have never occurred to you.

7. Your apartment complex will supply your application and help you establish your move-in date. Your paperwork and deposits will be submitted directly to the complex. Please be prompt and thorough when submitting paperwork and deposits to the complex. This will ensure that your apartment is held for you until you arrive.
8. Contact the utility companies to arrange for service. Specific utility information will be provided by the apartment complex.

9. If you require furniture, Cort (www.cort.com) offers student packages. There are also several places to purchase furniture nearby, including Cort. Please call the Housing Department for details. Cube Smart (featured at the end of this guide) accepts packages and will lock anything received in a rented storage unit. They also provide a truck to move belongings free of charge.

10. Approximately one week before you arrive, confirm your move-in date and time with your apartment complex and utility companies to verify that everything is in order for you to move in. Establish your move-in time. Some complexes may only do move-ins during certain hours. If you do not have housing arrangements in place before you arrive, you will need to make arrangements to stay in a hotel. Please be aware that there are no hotels within walking/biking distance of campus.

11. Make sure to have a prepared budget for living expenses. If you have questions or concerns about your living expenses or loans, please contact your Enrollment Guide Team. If you have questions about apartments or any other non-financial matters, please contact the Housing Department. We look forward to helping you!
Adele Place
7595 Sun Tree Cir., Orlando, FL 32807
407.362.6511 407.658.9473 fax

WEBSITE AND EMAIL
www.adeleplaceorlando.com
adele_place@aspensquare.com

UTILITIES AND FEATURES
• Water/sewer/trash not included in rent
• Pest control included in rent
• Washer/dryer included in every apartment
• Reserved parking available for $15/month

AMENITIES
• Resort-style pool with Wi-Fi
• Sports center with basketball court and X-Fit gym
• Dog park
• Tennis court
• 24-hour fitness center
• Internet café
• Yoga studio
• Screened-in porches and balconies
• Night security patrols

LOCATION
Located off of Goldenrod Rd., 4 miles south of campus

APPLICATION FEES
Application fee—waived for Full Sail students

MOVE-IN COSTS
$200 administrative fee—waived for Full Sail students
Security deposit starting at $200 (refundable)

PET DEPOSIT/FEES
$300–500 pet fee, up to 2 pets
$20–30/month pet rent
Breed restrictions apply

ADDITIONAL INFORMATION
Full Sail special—$100 off first month
Furniture rental available
Credit cards accepted with a $24.99 fee per transaction

HOURS
M–F 8 to 6 Sat 10 to 4

Royal
1 Bedroom, 1 Bath
550 sq. ft.
Starting at $1080

Bella
1 Bedroom, 1 Bath
658 sq. ft.
Starting at $1175

Carolina
1 Bedroom, 1 Bath
567 sq. ft.
Starting at $1105

Cape
1 Bedroom, 1 Bath
792 sq. ft.
Starting at $1200

Tuscany
2 Bedroom, 2 Bath
927 sq. ft.
Starting at $1400

Grande
2 Bedroom, 2 Bath
938 sq. ft.
Starting at $1410
Affinity at Winter Park
600 N. Semoran Blvd., Winter Park, FL 32792
407.671.4001 407.671.7309 fax

EMAIL
affinityleasing@highlandanchor.com

UTILITIES AND FEATURES
• Water/sewer/valet trash/pest control included in rent
• Washer/dryer connections in select apartments
• Renters insurance required

AMENITIES
• Walk-in closets
• Patio/balcony
• Ceramic tile in foyer, dining room, bathroom, and kitchen areas
• Eat-in kitchens
• Newly renovated interiors available
• Swimming pool with outdoor grills
• Business center open during business hours
• Tennis court
• 24-hour fitness center
• Billiards/game room open during business hours
• 24-hour card-operated laundry facility
• Dog park

LOCATION
Located off Semoran Blvd., 1 mile north of campus

APPLICATION FEES
$50 per applicant, $100 per married couple

MOVE-IN COSTS
$150 administrative fee
Security deposit of $300 up to 2 months’ rent (refundable) based on credit

PET DEPOSITS/FEES
$250 (non-refundable) pet fee for first pet, $150 pet fee for second and third pet; up to 3 pets
$25/month pet rent for 1 pet, $30/month pet rent for 2–3 pets
Breed restrictions apply

ADDITIONAL INFORMATION
Call for current Full Sail specials
Online rent payments accepted

HOURS
M–F 8:30 to 5:30 Sat 10 to 5
Sun Closed

1 Bedroom
1 Bedroom, 1 Bath
740 sq. ft.
Starting at $997*

2 Bedroom
2 Bedroom, 1 Bath
1100 sq. ft.
Starting at $1118*

2 Bedroom
2 Bedroom, 2 Bath
1250 sq. ft.
Starting at $1215*

3 Bedroom
3 Bedroom, 2 Bath
1400 sq. ft.
Starting at $1429*

*Prices are subject to change without notice. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
Amber Lakes
4755 N. Goldenrod Rd., Winter Park, FL 32792
407.678.2987 407.678.1561 fax

WEBSITE AND EMAIL
www.amber-lakes.com
amber_lakes@aspensquare.com

UTILITIES AND FEATURES
- Water/sewer/trash not included in rent; metered bill varies monthly based on usage
- Pest control included in rent
- Washer/dryer included in every apartment
- Carports available for $25
- Reserved parking available for $20

AMENITIES
- Walk-in closets
- Screened patios and balconies
- 24-hour business center
- Lakefront living on a 22-acre lake
- 2 swimming pools with poolside Wi-Fi
- 24-hour fitness center
- Recreational beach and picnic area
- Tennis court
- Dog bark park
- Kayaks and paddle boards available to check out at no additional cost
- Security patrol
- Nest thermostat

LOCATION
Located off of Goldenrod Rd., 1.65 miles northeast of campus

APPLICATION FEES
$100 per person—waived for Full Sail students

MOVE-IN COSTS
$200 admin fee—waived for Full Sail students
$100 reservation charge
$300 (refundable) security deposit for 1-bedroom apartments
$400 (refundable) security deposit for 2-bedroom apartments
$500 (refundable) security deposit for 3-bedroom apartments

PET DEPOSITS/FEES
$300–500 pet fee, up to 2 pets
$20–30/month pet rent
Breed restrictions apply

ADDITIONAL INFORMATION
Visa and MC accepted—online portal payment available
Lake views or pool views available in select units at an additional charge
Full Sail special—$100 off first full month

HOURS
M–F 8 to 6
Sat 10 to 4
Sun Closed
**Utilities and Features**
- Water/sewer/trash not included in rent
- Washer/dryer available; connections in every apartment
- Valet trash $25/month
- Pest control $5/month
- Renters insurance required; available through complex for $12/month

**Amenities**
- 24-hour, card-operated laundry facility
- Courtesy officers on-site
- Newly remodeled clubhouse with billiard room open during business hours
- 3 swimming pools with outdoor kitchens
- Soccer field with track and basketball court
- Bark park
- 24-hour fitness center
- Brand-new playground
- Screened patios and storage in all units
- Townhome-style floor plans in select units
- RV/boat storage parking
- Partially and fully renovated apartments

**Location**
Located off of Semoran Blvd., 1.4 miles south of campus

**Application Fees**
$50 per applicant—waived for Full Sail students
$50 for cosigners

**Move-In Costs**
$250 administrative fee
$400 up to one month’s rent security deposit based on credit

**Pet Deposits/Fees**
$350–500 pet fee, up to 2 pets
$10/month pet rent per pet
Breed restrictions apply

**Additional Information**
Call for current Full Sail specials
Online rental payment with checking/debit or credit card
24-hour emergency maintenance

**Hours**
M–F 9 to 6  Sat 10 to 5
Sun  Closed

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*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.*
Stage Manager’s Flat
538 sq. ft.
$999–1029

Designer’s Suite
1 Bedroom, 1 Bath
792 sq. ft.
$1079–1199

Producer’s Suite
2 Bedroom, 1½ Bath
1052 sq. ft.
$1249–1319

Production Suite
2 Bedroom, 2 Bath
1049 sq. ft.
$1299–1469

Director’s Pad
3 Bedroom, 2 Bath
1394 sq. ft.
$1599–1659

Azure Winter Park
3650 Summer Wind Dr., Winter Park, FL 32792
407.671.2400  407.679.8249 fax

WEBSITE AND EMAIL
www.mckinley.com/azure
azurewinterpark@mckinley.com

UTILITIES AND FEATURES
• Water/sewer not included in rent
• Pest control included in rent
• Trash $12/month
• Washer/dryer in 2- and 3-bedroom apartments
• Furnished apartments available

AMENITIES
• Patrolled by Orange County Sheriff’s Office
• 24-hour laundry facilities with key-card access and card payment
• Basketball court
• Game room open during business hours
• 2 swimming pools with Wi-Fi pool deck
• Tennis court
• 24-hour fitness center with key-card access
• TV lounge
• Recycling center
• Meeting center

LOCATION
Located off of Semoran Blvd., 0.5 miles south of campus

APPLICATION FEES
$25 per applicant/guarantor

MOVE-IN COSTS
$125 (non-refundable) administration fee
$100–199 (refundable) reservation fee
$300–500 (refundable) security deposit

PET DEPOSITS/FEES
$300–500 pet fee, up to 2 pets
$20/month pet rent
Breed restrictions apply

ADDITIONAL INFORMATION
Apply online at www.mckinley.com/azure-winter-park
Flexible move-in times available by appointment
Rent payment accepted online

HOURS
M, T, Th, F  10 to 6  Sat  Closed*
W       10 to 7  Sun  Closed*

*Open Saturday and Sunday of BTS weekends from 1 to 5
Baldwin Harbor Apartments
1780 Welham St., Orlando, FL 32814
407.745.4204

WEBSITE AND EMAIL
https://www.baldwinharbororlando.com
baldwinharbor@zrsmanagement.com

UTILITIES AND FEATURES
Trash $15/month (2 trash chutes on each floor)
1 garage parking spot included in rent for 1- and 2-bedroom apartments
2 garage parking spots included in rent for 3-bedroom apartments
Additional spots $75/month
First-story units include private yards
Additional floor plans available

AMENITIES
2 resort-style pools
Clubhouse
Outdoor lounges
Yoga courtyard
Dog spa
2 24-hour fitness and cardio centers
Garage parking and controlled building access

LOCATION
Located off of Jake St., 4.1 miles southwest of campus

APPLICATION FEES
$75 (non-refundable)application fee

MOVE-IN COSTS
$200 administration fee
Security deposit starting at $500 based on credit

PET DEPOSITS/FEES
$400 pet fee per pet
$25/month pet rent per pet

HOURS
M–F 10 to 6
Sat 10 to 5
Sun 1 to 4

Floor Plans:

A1
1 Bedroom, 1 Bath
647–668 sq. ft.
Starting at $1575

A2
1 Bedroom, 1 Bath
755 sq. ft.
Starting at $1632

B1
2 Bedroom, 2 Bath
1077 sq. ft.
Starting at $2203

B3
2 Bedroom, 2 Bath
1208 sq. ft.
Starting at $2369

C1
3 Bedroom, 2 Bath
1257 sq. ft.
Starting at $2965
Bishop Park
3250 Bishop Park Dr., Winter Park, FL 32792
407.679.7770  407.679.7816 fax

WEBSITE AND EMAIL
www.apartmentsinwinterpark.com
bishoppark@bainbridgeRE.com

UTILITIES AND FEATURES
• Water/sewer not included in rent
• Washer/dryer included in all apartments except the Knight
• Pest control and recycling included in rent
• Valet trash $30/month (required)
• Detached garage available for $125
• Renters insurance required

AMENITIES
• 24-hour coin-operated laundry facility
• Gated community from 5:30 p.m. to 6:30 a.m.
• Furnished options available through Cort
• 24-hour fitness center
• Clubhouse with Wi-Fi access
• Game room open during business hours
• Cyber café
• 2 private lakes
• Sparkling swimming pool
• Basketball courts
• Faxing and photocopy services
• Screened porches
• Dog park
• Summer kitchen

LOCATION
Located off of Semoran Blvd., 1.25 miles north of campus

APPLICATION FEES
$50—waived for Full Sail students
$50 for guarantors

MOVE-IN COSTS
$150 (non-refundable) holding deposit/move-in fee
$250 (refundable) security deposit on 1-bedroom units with approved credit
$350 (refundable) security deposit on 2-bedroom units with approved credit
Security deposit waived for Full Sail students with auto-approved application
$50 community amenity fee (one-time fee per household)

PET DEPOSITS/FEES
$300 pet fee, up to 2 pets
$20/month pet rent
Breed restrictions apply

The Knight
1 Bedroom, 1 Bath
660 sq. ft.
Starting at $1109*

The Bishop
1 Bedroom, 1 Bath
770 sq. ft.
Starting at $1187*

The Castle
2 Bedroom, 1 Bath
920 sq. ft.
Starting at $1426*

The King
2 Bedroom, 2 Bath
1100 sq. ft.
Starting at $1442*

ADDITIONAL INFORMATION
$25 (non-refundable) one-time fee per gate card
Mention this ad for current move-in specials
Online rent payments accepted
Wait list offered for future move-in dates; inquire with leasing consultant

HOURS
M–F  9 to 6
Sat  10 to 5
Sun  Closed

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
Central Place at Winter Park
7000 University Blvd., Winter Park, FL 32792
407.678.2662  407.677.5591 fax

WEBSITE AND EMAIL
www.centralplaceatwinterpark.com
centralplace@robbinsre.com

UTILITIES AND FEATURES
- Flat rate for water/sewer/trash based on apartment size
- Washer/dryer in all 2- and 3-bedroom apartments
- Renters insurance required

AMENITIES
- Free Wi-Fi lounge
- Business center open 9 to 6
- 2 sparkling pools
- 24-hour fitness center
- 2 lighted basketball courts
- 2 24-hour card-operated laundry facilities
- Smoke-free community
- Package center

LOCATION
Located on University Blvd., 0.25 miles east of campus

APPLICATION FEES
$65 per applicant, $25 per student applicant, $75 per married couple

MOVE-IN COSTS
$200 (non-refundable) administration fee per lease
From $200 to 1-month's rent (refundable) security deposit based on approved credit

PET DEPOSITS/FEES
$325–525 pet fee, up to 2 pets
$20/month pet rent
Breed restrictions apply
Required $50 pet DNA fee

ADDITIONAL INFORMATION
Valet trash service

HOURS
M–F  9 to 6  Sat  10 to 5  Sun  Closed

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A1
1 Bedroom, 1 Bath
550 sq. ft.
$950–1065
$87 flat rate for water/sewer/trash/pest control

A2
1 Bedroom, 1 Bath
712 sq. ft.
$1015–1115
$87 flat rate for water/sewer/trash/pest control

B1
2 Bedroom, 1 Bath
911 sq. ft.
$1225–1325
$96 flat rate for water/sewer/trash/pest control

B2
2 Bedroom, 2 Bath
987 sq. ft.
$1385–1485
$102 flat rate for water/sewer/trash/pest control

C1
3 Bedroom, 2 Bath
1178 sq. ft.
$1645–1745
$103 flat rate for water/sewer/trash/pest control
Collegiate Village Inn
11850 University Blvd., Orlando, FL 32817
407.380.6000  407.380.8701 fax

WEBSITE AND EMAIL
www.liveatcvi.com
leasing@liveatcvi.com

UTILITIES AND FEATURES
• All-inclusive rent: cable, Internet, and no caps on utilities
• On-site full restaurant; meals included in rent
• Free shuttle to Full Sail

AMENITIES
• 24-hour card/app-operated laundry facilities
• Flexible lease options
• Courtesy officer on-site
• On-demand housekeeping services
• Semi-furnished: bed, microwave, refrigerator, desk, and chair
• Pool, game room, and theater
• 24-hour fitness gym
• Volleyball court
• Late-night and breakfast grab-and-go options available from Bistro Express
• Room service available from Bistro Express
• Meal options available from 6 a.m. to 1 a.m.

LOCATION
Located off of University Blvd., 5.5 miles east of campus

APPLICATION FEES
$50 application fee

MOVE-IN COSTS
$150 (non-refundable) administration fee
$300 security deposit

RATES PER PERSON
Semi-Private  $789 including 3 meals/day
Private $1144 including 3 meals/day

ADDITIONAL INFORMATION
Ask about specials
No pets
Rent payment accepted online

HOURS
M–F  9 to 6  Sat  10 to 5
Sun  12 to 4

Typical Floor Plan
333 sq. ft.
Cranes Landing
3440 N. Goldenrod Rd., Winter Park, FL 32792
407.917.8526

WEBSITE AND EMAIL
www.craneslandingapts.com/
craneslandg@hrpliving.com

UTILITIES AND FEATURES
• Water/sewer/trash not included in rent
• Washer/dryer in every apartment
• Pest control $5/month
• Valet trash $25/month
• Renters insurance required

AMENITIES
• 2 pools and Jacuzzi
• Business center with Apple bar open during business hours
• Tiki bar with poolside grilling
• Sand volleyball court
• Clubhouse with pool table, Xbox gaming station, and free Wi-Fi (open during business hours)
• 24-hour fitness center
• Lighted tennis court
• Walk-in closets in every bedroom
• Coffee bar

LOCATION
Located off of Goldenrod Rd., 1.5 miles east of campus

APPLICATION FEES
$50 per adult

MOVE-IN COSTS
$250 administration fee
From $300 to 1-month’s rent security deposit (refundable) with approved credit

PET DEPOSITS/FEES
$300 pet fee, up to 2 pets
$10/month pet rent per pet
No weight restrictions
Breed restrictions apply

ADDITIONAL INFORMATION
Apply online
Online rent payments accepted

HOURS
M, W, F 10 to 6 Sat 10 to 5
T, Th 9 to 6 Sun Closed

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
District on Baldwin Park
5590 Baldwin Park St., Orlando, FL 32807
407.678.2100 407.678.2245 fax

WEBSITE AND EMAIL
www.goldelm.com
baldwin.park@goldelm.com

UTILITIES AND FEATURES
- Water/sewer/pest control included
- Washer/dryer in apartments except studio units
- Valet trash $25/month
- Renters insurance required

AMENITIES
- Stainless steel appliances, including microwave
- Ultramodern fixtures and lighting
- Wood-inspired flooring
- 3 swimming pools with resort-style sun decks
- Pet-friendly community with “bark park”
- 2 on-site laundry facilities
- Private entrance to Cady Way Trail
- 24-hour state-of-the-art fitness center
- Granite countertops
- Townhome-style floor plans available

LOCATION
Located off of Semoran Blvd., 1.4 miles south of campus

APPLICATION FEES
$50 per person

MOVE-IN COSTS
$150 administrative fee
From $300 to 2-months’ rent (refundable) deposit based on credit

PET DEPOSITS/FEES
$350–500 pet fee, up to 2 pets
$20/month pet rent per pet
Breed restrictions apply
No weight limit

ADDITIONAL INFORMATION
Inquire about move-in specials
Online rent payments accepted

HOURS
M–F 9 to 6  Sat 10 to 5
Sun 1 to 5

Executive Studio
1 Bedroom, 1 Bath
518–602 sq. ft.
$907–1027

Deluxe One Bedroom
1 Bedroom, 1 Bath
805 sq. ft.
Starting at $1152

Two Bedroom
2 Bedroom, 2 Bath
1023 sq. ft.
Starting at $1352

Townhouse (Not Pictured)
2 Bedroom, 1½ Bath
1034 sq. ft.
Starting at $1352

Three Bedroom
3 Bedroom, 2 Bath
1263 sq. ft.
Starting at $1582
Elmhurst Village
5691 Elmhurst Cir., Oviedo, FL 32765
407.673.7033  407.673.1772 fax

WEBSITE AND EMAIL
www.elmhurstvillage-apts.com
elmhurstvillage@pinnacleliving.com

UTILITIES AND FEATURES
• Water/sewer not included in rent
• Pest control included in rent
• Full-size washer/dryer in every apartment
• Valet trash service $29.50/month
• Renters insurance required

AMENITIES
• Select updated deluxe apartments with granite countertops
• Sun-drenched pool with tanning deck
• Resident-controlled access gates open during business hours
• Award-winning schools
• Billiard room
• Pet-friendly community with dog park
• 24-hour fitness center
• Business center open during business hours
• Free Wi-Fi in clubhouse and pool area
• Spacious enclosed garages

LOCATION
Located off of Aloma Ave., 4 miles northeast of campus

APPLICATION FEES
$75 (non-refundable) per person—waived for Full Sail students who mention this guide

MOVE-IN COSTS
$150 (non-refundable) administration fee—waived for Full Sail students who mention this guide
Security deposit starting at $250 (refundable) on all apartments

PET DEPOSITS/FEES
$300 pet fee, up to 2 pets
$15/month pet rent per pet
Combined 120 lb. limit; 60 lb. for 2nd and 3rd floor apartments
Breed restrictions apply

HOURS
M–F  10 to 6  Sat  10 to 5
Sun  Closed

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
The Fountains at Lee Vista
5743 Bent Pine Dr., Orlando, FL 32822
407.857.4191  407.859.0145 fax

WEBSITE AND EMAIL
www.thefountainsatleevista.com
fountains@berkshirecommunities.com

UTILITIES AND FEATURES
• Water/sewer/trash not included in the rent
• Pest control included in rent
• Washer/dryer in select 1-, 2-, and 3-bedroom apartments; connection in all 2- and 3-bedroom apartments
• Renters insurance required

AMENITIES
• Gated community
• 24-hour fitness center
• 2 pools with Wi-Fi
• Lighted tennis court and sand volleyball court
• Picnic areas with grills
• Business center open during business hours
• 24-hour on-site laundry facilities

LOCATION
Located off of Semoran Blvd., 9 miles south of campus

APPLICATION FEES
$70 per person

MOVE-IN COSTS
$225 administrative fee
$131–350 (non-refundable) security deposit with SureDeposit or 1 full-month’s rent (refundable) security deposit

PET DEPOSITS/FEES
$300 pet fee for cats
$400 pet fee for dogs
Maximum 2 pets; breed restrictions apply

ADDITIONAL INFORMATION
One free gate card is provided to each lessee at move-in; replacement cards are $35 each

HOURS
M–F  9 to 6  Sat  10 to 5
Sun  Closed

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
**Amelia**
1 Bedroom, 1 Bath
826 sq. ft.
Starting at $1260*

**Beechnut**
2 Bedroom, 2 Bath
1140 sq. ft.
Starting at $1535*

**Destiny**
3 Bedroom, 2 Bath
1330 sq. ft.
Starting at $1725*

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**The Harbor at Lake Howell**
1280 Vinings Ln., Casselberry, FL 32707
407.657.8961  407.657.9091 fax

**WEBSITE AND EMAIL**
www.harboratlakehowell.com
lakehowell@cortland.com

**UTILITIES AND FEATURES**
- Water/sewer/pest control not included in rent
- Washer/dryer in every apartment
- Valet trash $30/month
- Pest control $3/month
- Bodily liability insurance required ($100,000 minimum)

**AMENITIES**
- Gated community
- Storage units
- 24-hour fitness center
- Sand volleyball court and tennis court
- 2 swimming pools
- Playground and bark park
- Alarm system
- Private lake access with boat ramp
- Barbecue grills and picnic area
- Business center and Wi-Fi café
- Car care center

**LOCATION**
Located off of Semoran Blvd., 3 miles north of campus

**APPLICATION FEES**
$99 per applicant and guarantor (multiple guarantors accepted)

**MOVE-IN COSTS**
$250 (non-refundable if fully approved)
Administration fee—$100 off for Full Sail students
Starting at $100 (refundable) security deposit with approved credit

**PET DEPOSITS/FEES**
$400 pet fee, up to 2 pets
$25/month pet rent per pet
Breed restrictions apply

**OPTIONAL FEATURES**
Amenities such as lake view, carport, garage, courtyard, vaulted ceiling, pool view, wood view, boat parking, and a variety of interior upgrade packages available for an extra fee

**ADDITIONAL INFORMATION**
Call for move-in specials
Online rent payments accepted

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**HOURS**

| M–Th | 10 to 7 | Sat | 10 to 5 |
| F    | 10 to 6 | Sun | 1 to 5 |

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
Harper Grand
5916 Mausser Dr., Orlando, FL 32822
407.275.3790 407.384.8505 fax

WEBSITE AND EMAIL
www.harpergrand.com
harper_grand@aspensquare.com

UTILITIES AND FEATURES
• Flat rate for water/trash/sewer
• Pest control included in rent
• Full-size washer and dryer included in every apartment

AMENITIES
• Stainless steel appliances
• Resort-style swimming pool
• Fitness center (coming soon)
• Illuminated tennis court
• Barbecue and picnic area
• Bark park
• Nest thermostat
• Tile backsplash

LOCATION
Located off of Curry Ford Rd., 5 miles south of campus

APPLICATION FEES
$100 application fee—waived for Full Sail students; $50 for cosigners

MOVE-IN COSTS
$100 holding fee
$200 administrative fee—waived for Full Sail students
$300 (refundable) security deposit for 1- and 2-bedroom apartments
$400 (refundable) security deposit for 3-bedroom apartments
$500 (refundable) security deposit for 4-bedroom apartments
Based on credit

PET DEPOSIT/FEES
$300–500 pet fee, up to 2 pets
$20–30/month pet rent
Breed restrictions apply

ADDITIONAL INFORMATION
Online payments available
Additional floor plans available

HOURS
M–F 8 to 6
Sat 10 to 4
Sun Closed

The Mason
1 Bedroom, 1 Bath
707 sq. ft.
Starting at $1130
$23 flat rate for water/trash

The Allister
2 Bedroom, 2 Bath
1008 sq. ft.
Starting at $1330
$32 flat rate for water/trash

The Braylen
2 Bedroom, 2 Bath
1150 sq. ft.
Starting at $1370
$32 flat rate for water/trash

The Paxton
2 Bedroom, 2.5 Bath
1385 sq. ft.
Starting at $1445
$32 flat rate for water/trash

The Weston
3 Bedroom, 2 Bath
1375 sq. ft.
Starting at $1565
$40 flat rate for water/trash
**Indigo**
220 S. Semoran Blvd., Winter Park, FL 32792
407.677.5715  407.677.0451 fax

**WEBSITE AND EMAIL**
www.mckinley.com/indigo
indigo@mckinley.com

**UTILITIES AND FEATURES**
- All utilities (electric, water, sewer, gas, and trash) included with no usage caps
- Washer/dryer included in every apartment

**AMENITIES**
- Recording studio
- Bicycle parking throughout
- 3 sparkling pools
- 4 tennis courts
- Sand volleyball court
- 24-hour emergency maintenance
- Part of the multihousing crime-free program

**LOCATION**
Located at the intersection of University Blvd. and Semoran Blvd., less than 0.25 miles from campus

**APPLICATION FEES**
$25 per applicant or guarantor

**MOVE-IN COSTS**
$125 (non-refundable) administration fee due at move-in
$300–500 (refundable) security deposit

**PET DEPOSITS/FEES**
$300–500 (non-refundable) pet fee, up to 2 pets
$20/month pet rent, up to 2 pets
Breed restrictions apply

**ADDITIONAL INFORMATION**
Call for specials
Apply online at www.mckinley.com/indigo
Resident online portal—rent payments accepted online

**HOURS**
M–F 10 to 6  Sat 10 to 5
Sun By appt.*

*Open on BTS Sundays from 1 to 5

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**1 Bedroom—Unfurnished**
501 sq. ft.
Starting at $1159

**1 Bedroom—Furnished**
501 sq. ft.
Starting at $1259
Iris Flats
5707 Beau Barton Pl., Orlando, FL 32807
407.896.5440 407.896.5968 fax

WEBSITE AND EMAIL
www.mckinley.com/iris-flats
conwayforest@mckinley.com

UTILITIES AND FEATURES
• Water/sewer not included in rent
• Pest control included in rent
• Valet trash (price fluctuates)
• Washer/dryer included in every apartment

AMENITIES
• 24-hour fitness center
• Central air conditioning/forced heat
• Dog park
• Free open parking
• Laminate wood floors
• On-site recycling
• Outdoor kitchen and gourmet grilling station
• Stainless steel appliances
• Microwave included
• Walk-in closets
• Wine refrigerators
• Smoke-free community

LOCATION
Located off of Semoran Blvd., 5.3 miles south of campus

APPLICATION FEES
$50 per applicant

MOVE-IN COSTS
$150 administration fee
$300–500 (refundable) security deposit

PET DEPOSITS/FEES
$300 for 1 pet
$500 for 2 pets
$20/month pet rent for 1 or 2 pets
Breed restrictions apply
Maximum 2 pets per apartment

ADDITIONAL INFORMATION
Sales office is located at Conway Forest Apartments, 2520 S. Conway Rd., Orlando, FL 32812

HOURS
M–F 10 to 6 Sat By appt.
Sun By appt.

The Flats
1 Bedroom, 1 Bath
510 sq. ft.
Starting at $1179

The Villas
1 Bedroom, 1 Bath
540 sq. ft.
Starting at $1229
**Amelia**
1 Bedroom, 1 Bath
675 sq. ft.
Starting at $1245*

**Beechnut**
1 Bedroom, 1 Bath
837 sq. ft.
Starting at $1340*

**Camelia**
2 Bedroom, 2 Bath
940 sq. ft.
Starting at $1450*

**Destiny**
2 Bedroom, 2 Bath
1042 sq. ft.
Starting at $1630*

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
Please note: Map is not to scale
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Lakeside Villas
7950 Shoals Dr., Orlando, FL 32817
407.678.2223  407.678.7722 fax

WEBSITE AND EMAIL
www.lakesidevillasapt.com
lakesidelease@jrk.com

UTILITIES AND FEATURES
• Water/sewer/trash/pest control not included in rent
• Washer/dryer connections available in select apartments
• Renters insurance required

AMENITIES
• 24-hour coin- and app-operated laundry facilities
• 2 sparkling resort-style pools with Wi-Fi
• Poolside barbecue grilling area and fire pit
• 24-hour state-of-the-art fitness center
• Lakeside beach access and meditation lawn
• Lakeside living w/fishing dock and boat launch
• Basketball court and lighted tennis courts
• Next to bike paths and park
• New clubhouse with game room and Wi-Fi
• 2 Orange County courtesy officers on-site

LOCATION
Located near the intersection of Aloma Ave. and Hall Rd., 2 miles northeast of campus

APPLICATION FEES
$75 application fee

MOVE-IN COSTS
$250 (non-refundable) administration fee
Security deposit starting at $500 (refundable)

PET DEPOSITS/Fees
$350–550 pet fee, up to 2 pets
$20/month pet rent per pet
45 lb. maximum; breed restrictions apply

ADDITIONAL INFORMATION
Credit cards accepted for rent payment
Full Sail students receive $100 off the first month’s rent and half off the administration fee at move-in

HOURS
M–F 9 to 6  Sat 10 to 5
Sun Closed

Summer Hours
M–F 9 to 7

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
The Lexington at Winter Park
1701 Lee Rd., Winter Park, FL 32789
407.628.0301 407.645.3805 fax

WEBSITE AND EMAIL
https://lexingtonatwinterpark.com
the_lexington@aspensquare.com

UTILITIES AND FEATURES
• Water/sewer/trash not included in rent
• 24-hour pest control service included in rent
• Washer/dryer included in every apartment
• Reserved parking (additional charges apply)

AMENITIES
• Stainless steel appliances
• Microwave included
• Screened-in patios and balconies
• Resort-style sundeck and pool
• Hammock park with barbecue grill
• Pet park
• 24-hour fitness center
• Security patrol

LOCATION
Located off of Lee Rd., 6.5 miles west of campus

APPLICATION FEES
$100 per person—waived for Full Sail students

MOVE-IN COSTS
$99 reservation fee
$300 security deposit for 1-bedroom units
$400 security deposit for 2-bedroom units
$500 security deposit for 3-bedroom units

PET DEPOSIT/FEES
$300–500 pet fee, up to 2 pets
$20–30/month pet rent
Breed restrictions apply

ADDITIONAL INFORMATION
Student special—waived application fee and administration fee
$100 off the first month’s rent for Full Sail students
Optional wood-vinyl flooring and lake views available

HOURS
M–F 8 to 6  Sat 10 to 4
Mission Bay
3378 Mission Lake Dr., Orlando, FL 32817
407.679.6880 407.679.3220 fax

WEBSITE AND EMAIL
www.missionbayapts.com
missionbay@bainbridgeRE.com

UTILITIES AND FEATURES
• Water/sewer not included in rent
• Pest control included in rent
• Washer/dryer included in every apartment
• Valet trash $25/month
• Lake view $25/month
• Garage $110/month
• Renters insurance required

AMENITIES
• Fully equipped 24-hour fitness center
• 2 lighted tennis courts
• Indoor air-conditioned racquetball court
• Waterfall pool
• Private garages available
• Private entrances
• Interior storage

LOCATION
Located off of University Blvd., 4 miles east of campus

APPLICATION FEES
$50 application fee; $60 application fee for cosigners

MOVE-IN COSTS
$200 administration fee
$250–350 (refundable) security deposit based on apartment size and credit check
$100 community fee

PET DEPOSITS/FEES
$300 pet fee, up to 2 pets
$20/month pet rent per pet
Breed restrictions apply

ADDITIONAL INFORMATION
Credit card payment accepted with a convenience charge applied

HOURS
M–F 9 to 6 Sat 10 to 5
Sun Closed

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
Oak Reserve
541 Oak Reserve Ln., Winter Park, FL 32792
407.679.2200  407.679.2207 fax

WEBSITE AND EMAIL
www.oakreserveapts.com
rcarpenter@apmsvs.com

UTILITIES AND FEATURES
- Water/sewer not included in rent
- Pest control included in rent
- Trash $10/month
- Washer/dryer included in all apartments
- Renters insurance required

AMENITIES
- State-of-the-art 24-hour exercise and fitness facility
- 2 sparkling swimming pools
- Business center with Internet access open 8:30 to 5:30
- Microwave included

LOCATION
Located at intersection of Forsyth Rd. and Aloma Ave., less than 1 mile north of campus

APPLICATION FEES
$90 application fee

MOVE-IN COSTS
$150 (non-refundable) administration fee
$250–350 security deposit based on apartment

PET DEPOSITS/FEES
$300–500 pet fee, up to 2 pets
$20/month pet rent
100 lb. weight limit
No exotic animals and breed restrictions apply

ADDITIONAL INFORMATION
Credit cards accepted with a convenience fee

HOURS
M–F 8:30 to 5:30 Sat 10 to 5 Sun Closed
**The Park at Napoli**
3733 N. Goldenrod Rd., Winter Park, FL 32792
407.677.7070  407.657.5875 fax

**WEBSITE AND EMAIL**
www.theparkatnapoli.com
napoli@bluerocpremier.com

**UTILITIES AND FEATURES**
- Water/trash/sewer/pest control not included in rent
- Flat rate for water/sewer/trash/pest control
- Full-size washer/dryer in every apartment
- Renters insurance required—in-house policy available for $10/month

**AMENITIES**
- Gated 24 hours/day
- 2 sparkling pools with sundecks
- Newly renovated 24-hour fitness center
- Lighted tennis court
- Playground
- Picnic areas
- 2nd floor vaulted ceilings
- 24-hour coin-operated laundry facility
- Wi-Fi at the clubhouse pool
- Fireplaces in select units

**LOCATION**
Located on Goldenrod Rd., 1 mile east of campus

**APPLICATION FEES**
$150 application fee for household

**MOVE-IN COSTS**
$200 administration fee
$200 security deposit with approved credit
$60 water hookup

**PET DEPOSITS/FEES**
$325–500 pet fee, up to 2 pets
$15/month pet fee
80 lb. weight limit
Restrictions apply
No pets in furnished apartments

**HOURS**
M–F 9 to 6 Sat 10 to 5
Sun By appt.**

****Open on BTS Sundays by appt. only

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**Palm**
1 Bedroom, 1 Bath
579 sq. ft.
Starting at $1020*
plus $40 flat rate

**Beechnut**
1 Bedroom, 1 Bath
657 sq. ft.
Starting at $1120*
plus $40 flat rate

**Aspen/Camelia**
1 Bedroom, 1 Bath w/Den
808 sq. ft.
Starting at $1160*
plus $40 flat rate

**Cypress**
2 Bedroom, 2 Bath
1016 sq. ft.
Starting at $1325*
plus $50 flat rate

**Willow**
3 Bedroom, 2 Bath
1150 sq. ft.
Starting at $1450*
plus $60 flat rate

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*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
Radius Winter Park
100 Reflections Cir., Casselberry, FL 32707
321.316.6721

WEBSITE AND EMAIL
https://www.radiuswinterparkapartments.com/
radius-winter-park-apartments@rent.dynasty.com

UTILITIES AND FEATURES
• Water/sewer not included in rent
• Valet trash/pest control $35/month
• Washer/dryer included in select apartments
• Covered parking available for $25/month
• Renters insurance required

AMENITIES
• Dog park
• Pool
• Fitness center
• Pet spa
• BBQ/picnic area
• Covered parking
• Playground
• On-site coin-operated laundry facility
• Valet trash

LOCATION
Located off of Semoran Blvd., 2.9 miles north of campus

APPLICATION FEES
$75 application fee per person

MOVE-IN COSTS
$200 administration fee per apartment
$100 minimum (refundable) security deposit with approved credit

PET DEPOSITS/FEES
$300 pet fee per pet, up to 2 pets
$25/month pet rent per pet
Breed restrictions apply

HOURS
M–F 9 to 6  Sat 10 to 5
Sun 1 to 5

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
River Park
2211 River Park Cir., Orlando, FL 32817
407.381.2222  407.381.8142 fax

WEBSITE AND EMAIL
www.riverpark.info
leasing@riverpark.info

UTILITIES AND FEATURES
• Flat rate for water/sewer
• Trash/pest control/cable TV included in rent
• Washer/dryer rental $40/month
• Full-size washer/dryer connections in every apartment
• Renters insurance required

AMENITIES
• 2 on-site card-operated laundry facilities open 7 a.m. to 11 p.m.
• Fully equipped fitness center open 7 a.m. to 11 p.m.
• 2 swimming pools and Jacuzzis
• Community gazebo with gas grills
• Canoes available for resident enjoyment
• Air-conditioned racquetball courts
• Lighted tennis courts
• Complimentary public Wi-Fi
• Dog wash

LOCATION
Located off of Dean Rd., 5.5 miles southeast of campus

APPLICATION FEES
$50 per applicant or married couple

MOVE-IN COSTS
$150 administrative fee
$150 ($150 non-refundable) for 1-bedroom units
$200 ($150 non-refundable) for 2-bedroom units
$300 ($150 non-refundable) for 3-bedroom units

PET DEPOSITS/FEES
$150 ($75 refundable) for a cat
$250–500 for dogs, depending on the size of the apartment (half of which is refundable)
$10/month pet rent
Breed restrictions apply
Maximum 2 pets per apartment

ADDITIONAL INFORMATION
Please call directly for daily leasing incentives
Full Sail special—$100 off the first month’s rent

HOURS
M–F  9 to 6  Sat  10 to 5
Sun  12 to 5

Adair
1 Bedroom, 1 Bath
602 sq. ft.
Starting at $995
$20 flat rate for water/sewer

Blanchard
1 Bedroom, 1 Bath
738 sq. ft.
Starting at $1050
$20 flat rate for water/sewer

Conway
1 Bedroom, 1 Bath
832 sq. ft.
Starting at $1070
$20 flat rate for water/sewer

Downey
2 Bedroom, 2 Bath
1002 sq. ft.
Starting at $1265
$25 flat rate for water/sewer

Eola
2 Bedroom, 2 Bath
1085 sq. ft.
Starting at $1270
$25 flat rate for water/sewer

Ivanhoe
3 Bedroom, 2 Bath
1175 sq. ft.
Starting at $1435
$30 flat rate for water/sewer
SERENA WINTER PARK
2890 Red Lion Sq., Winter Park, FL 32792
407.628.8400  407.628.2146 fax

WEBSITE AND EMAIL
www.mckinley.com/serena-winter-park
serena@mckinley.com

UTILITIES AND FEATURES
- Water/sewer not included in rent
- $20/month flat rate for trash
- Pest control included in rent
- Washer/dryer included in the Villa floor plan

AMENITIES
- Fully renovated apartments with stainless steel appliances and granite countertops
- Spacious walk-in closet in every apartment
- State-of-the-art billiards room
- Swimming pool with Wi-Fi and loungers
- Dog park
- 24-hour workout facility
- Children’s playground
- 24-hour laundry facility with key-fob access
- Professional poolside grilling station
- Illuminated tennis court
- Furnished options available through Cort

LOCATION
Located off of Howell Branch Rd., 3.2 miles northwest of campus

APPLICATION FEES
$25 for Full Sail students

MOVE-IN COSTS
$125 (non-refundable) administration fee
$100–199 reservation fee
$300 or $500 (refundable) security deposit based on credit

PET DEPOSITS/FEES
$300 (non-refundable) pet fee for 1 pet
$500 (non-refundable) pet fee for 2 pets
$20/month pet rent

HOURS
M–F 10 to 6  Sat 10 to 5
Sun  By appt.

Aloma
1 Bedroom, 1 Bath
530 sq. ft.
Starting at $1029

Baldwin
1 Bedroom, 1 Bath
800 sq. ft.
Starting at $1129

Berry
2 Bedroom, 2 Bath
1000 sq. ft.
Starting at $1449

Villa
2 Bedroom, 2 Bath
1000 sq. ft.
Starting at $1599
Solis at Winter Park
7502 Sun Key Blvd., Winter Park, FL 32792
407.677.8884  407.677.8233 fax

WEBSITE AND EMAIL
www.soliswinterparkflorida.com
solis@zrsmanagement.com

UTILITIES AND FEATURES
- Water/sewer not included in rent
- Valet trash $25/month
- Pest control $3/month
- Washer/dryer included in every apartment
- Renters insurance required

AMENITIES
- Gated community
- 2 swimming pools
- 2 illuminated tennis courts
- Illuminated sand volleyball court
- Picnic tables and barbecue grills
- Fitness center with rock climbing wall open 7 a.m. to 10 p.m.
- New CrossFit gym
- Dog park
- Newly renovated units with quartz countertops

LOCATION
Located off of Goldenrod Rd., 1.25 miles east of campus

APPLICATION FEES
$75 application fee

MOVE-IN COSTS
$175 (non-refundable) administration fee
Security deposit starting at $200 up to one month's rent based on credit

PET DEPOSITS/FEES
$400 (non-refundable) pet fee
$20/month pet rent per pet
Maximum 2 pets per apartment
Breed restrictions apply

ADDITIONAL INFORMATION
Half off the application and administration fees for Full Sail students

HOURS
M–F  9 to 6  Sat  10 to 5
Sun  Closed**

**Open on BTS Sundays from 1 to 5

*A1 1 Bedroom, 1 Bath
600 sq. ft.  Starting at $1005*

*A2 1 Bedroom, 1 Bath
750 sq. ft.  Starting at $1080*

*B1 2 Bedroom, 1 Bath
906 sq. ft.  Starting at $1215*

*B2 2 Bedroom, 2 Bath
1030 sq. ft.  Starting at $1305*

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.
**The Ashlar**
1 Bedroom, 1 Bath
780 sq. ft.
$1200–1400*

**The Belfry**
1 Bedroom, 1 Bath
Downstairs: 760 sq. ft. $1300–1500*
Upstairs: 830 sq. ft. $1350–1460*

**The Palisade**
2 Bedroom, 2 Bath
Downstairs: 1071 sq. ft. $1201–1700*
Upstairs: 1141 sq. ft. $1236–1661*

**The Lance**
2 Bedroom, 2 Bath
1059 sq. ft. $1501–1626*

**The Cheshire**
3 Bedroom, 2 Bath
Downstairs: 1230 sq. ft. $1555–2006*
Upstairs: 1330 sq. ft. $1454–1584*

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*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.*
Summerlin at Winter Park
3207 Rosebud Ln., Winter Park, FL 32792
407.678.5611 407.678.8210 fax

WEBSITE AND EMAIL
www.summerlinatwinterpark.com
summerlin@cmcapt.com

UTILITIES AND FEATURES
• Water/sewer not included in rent
• Trash/pest control included in rent
• Washer/dryer available in select apartments

AMENITIES
• Furnished units available
• Gated community with perimeter fencing
• Clubhouse with pool table and 65” TV open during business hours
• Sand volleyball
• Wi-Fi at clubhouse and pool
• 24-hour on-site laundry facilities
• Picnic area and grill
• 24-hour state-of-the-art fitness center
• Resort-style swimming pool and spa
• Dog park

LOCATION
Located off of N. Goldenrod Rd., 1.75 miles southeast of campus

APPLICATION FEES
No application fee for students

MOVE-IN COSTS
$100 administration fee
$100 security deposit with approved credit

PET DEPOSITS/Fees
$350 pet fee, up to 2 pets
$25/month pet rent per pet
35 lb. maximum combined weight
Breed restrictions apply

ADDITIONAL INFORMATION
Mention this ad for monthly specials
If you are an incoming Full Sail student and you are unable to secure your living expenses, Summerlin at Winter Park will allow you to cancel your reserved apartment with no penalty

HOURS
M–F 9 to 5:30  Sat 10 to 4
Sun Closed

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Aqua
1 Bedroom, 1 Bath
723 sq. ft.
Starting at $1089

Gardenia
2 Bedroom, 2 Bath
980 sq. ft.
Starting at $1300

Sunshine
3 Bedroom, 2 Bath
1232 sq. ft.
Starting at $1550
Tealwood Parke
4704 Lucier Ct., Winter Park, FL 32792
407.679.2555 407.679.1289 fax

WEBSITE AND EMAIL
www.tealwoodparkeapartments.com
leasing@tealwoodparke.com

UTILITIES AND FEATURES
• Flat rate for water/sewer/trash
• Pest control included in rent
• Washer/dryer in every apartment
• Renters insurance required

AMENITIES
• Sparkling swimming pool
• Gourmet kitchen with large window
• Outside storage
• Private patios and balconies
• Private, sheltered entry
• Fitness center open 5 a.m. to 10 p.m.
• Lakefront barbecue grill area
• Business center open during business hours
• Smoke-free community

LOCATION
Located off of Palmetto Rd., 1.4 miles east of campus

APPLICATION FEES
$75 per applicant—waived for Full Sail students

MOVE-IN COSTS
$199 (non-refundable) reservation/administrative fee
$300 (refundable) security deposit with approved credit

PET DEPOSITS/FEES
$300 pet fee, up to 2 pets
Combined weight limit of 35 lb.
Breed restrictions apply

ADDITIONAL INFORMATION
Credit card payment accepted with an online application (no fees)
Call for specials or to make an appointment

HOURS
M–F  9 to 5:30  Sat  Closed
Sun  Closed

Garden Home
2 Bedroom, 2 Bath
910 sq. ft.
$1052–1103
$58 flat rate for water/sewer/trash

First Floor

Townhome
2 Bedroom, 2½ Bath
958 sq. ft.
$1082–1162
$58 flat rate for water/sewer/trash

Second Floor
WEBSITE AND EMAIL
www.venueatwinterpark.com
venue@robbinsre.com

UTILITIES AND FEATURES
- Flat rate for water/sewer/pest control
- Valet trash $25/month
- Washer/dryer included in all 2- and 3-bedroom apartments
- Renters insurance required, www.renterslive.com

AMENITIES
- Newly renovated apartments
- USB charging stations in every apartment
- Dog park
- 3 resort-style swimming pools
- Outdoor kitchens
- Clubhouse with catering kitchen and lounge
- Wi-Fi café with computers
- 24-hour fitness center with spin room
- Package center with 24-hour access

LOCATION
Located off of Semoran Blvd., 1.1 miles north of campus

APPLICATION FEES
$25 per applicant

MOVE-IN COSTS
$100 administration fee
$200 up to one month’s rent deposit pending credit and background check

PET DEPOSITS/FEES
$300–500 pet fee per pet
$20/month pet rent per pet

HOURS
M–F 9 to 6
Sat 10 to 5
Sun 1 to 5

Venue at Winter Park
5 Autumn Breeze Way, Winter Park, FL 32792
407.671.7722

Sable
1 Bedroom, 1 Bath
720 sq. ft.
Starting at $1035
$89 flat rate for water/sewer/pest control

Maple
2 Bedroom, 2 Bath
976 sq. ft.
Starting at $1269
$106 flat rate for water/sewer/pest control

Laurel
3 Bedroom, 2 Bath
1270 sq. ft.
Starting at $1492
$128 flat rate for water/sewer/pest control
Villa Valencia
8100 Claire Ann Dr., Orlando, FL 32825
407.381.0500   407.381.0128 fax

WEBSITE AND EMAIL
www.villavalenciarlando.com
valencialane@cmcapt.com

UTILITIES AND FEATURES
• Water/sewer not included in rent
• Basic cable TV, trash, and pest control included in rent
• Washer/dryer in select units; connections in all
• Renters insurance required
• Garages available for $110/month

AMENITIES
• Gated community
• Alarm systems
• Pool and sundeck
• Business area
• 24-hour fitness room
• Playground

LOCATION
Located off of Valencia College Ln. and Chickasaw
Tr., 5 miles southeast of campus

APPLICATION FEES
$50 per applicant

MOVE-IN COSTS
$150 (non-refundable) administration fee
$350 (refundable) security deposit for
1-bedroom units
$450 (refundable) security deposit for
2-bedroom units
$550 (refundable) security deposit for
3-bedroom units

PET DEPOSITS/FEES
$250 pet fee, up to 2 pets
$25/month pet rent
35 lb. maximum; no aggressive breeds permitted

ADDITIONAL INFORMATION
Call for current specials

HOURS
M–F 9 to 6   Sat 10 to 5
Sun  Closed

1 Bedroom
1 Bedroom, 1 Bath
615 sq. ft.
Starting at $1120

2 Bedroom
2 Bedroom, 2 Bath
962 sq. ft.
Starting at $1260

3 Bedroom
3 Bedroom, 2 Bath
1142 sq. ft.
Starting at $1425
**Vintage Winter Park**
7490 Dwell Well Way, Winter Park, FL 32792
407.624.4848

**WEBSITE AND EMAIL**
www.vintagewinterpark.com
vintagewinterpark@lincolnapts.com

**UTILITIES AND FEATURES**
Water/trash/sewer/pest control not included in rent
Full-size washer/dryer in every apartment
Valet trash service available
Renters insurance required

**AMENITIES**
Brand new construction—opened October 2018
Elevator access in all buildings
Bike lockers and repair center
Fully gated community
Clubhouse with billiards, coffee center, and wine bar
Resort pool with hammock garden
Virtual fitness training center by Wellbeats
Cardio room and open-air yoga meditation lawn
Private conference center
Electric car-charging station
Bark park and pet spa
Community-wide Wi-Fi service

**LOCATION**
Located on Goldenrod Rd., 1.6 miles northeast of campus

**APPLICATION FEES**
$75 application fee

**MOVE-IN COSTS**
$300 security deposit with approved credit

**PET DEPOSITS/FEES**
$300 (non-refundable) pet fee per pet
$15/month pet rent per pet
Breed restrictions apply

**ADDITIONAL INFORMATION**
Call for more information about Full Sail student specials

**HOURS**
M–F 9 to 6  Sat 10 to 5
Sun 1 to 5

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**Phelps**
1 Bedroom, 1 Bath
668 sq. ft.
Starting at $1390

**Rollins**
2 Bedroom, 2 Bath
1087 sq. ft.
Starting at $1850

**Mead**
2 Bedroom, 2 Bath
1158 sq. ft.
Starting at $1900

**Corness**
3 Bedroom, 2 Bath
1399 sq. ft.
$2350
Whisper Lake
3250 Whisper Lake Ln., Winter Park, FL 32792
407.677.0005  407.677.0298 fax

WEBSITE AND EMAIL
www.liveatwhisperlake.com
whisperlakeleasing@spm.net

UTILITIES AND FEATURES
• Flat rate for water/sewer/trash/pest control
• Washer/dryer connections in all 2-bedroom apartments
• Renters insurance required

AMENITIES
• 2 on-site card-operated laundry facilities
• Grocery delivery service twice a month (www.schwans.com)
• Game room
• Business center
• Waterfront swimming pool
• Lighted tennis and racquetball courts
• Volleyball and basketball courts
• 24-hour express maintenance
• 24-hour fitness center

LOCATION
Located off of Semoran Blvd., 0.5 miles south of campus

APPLICATION FEES
$75 per applicant or married couple
$75 for cosigners

MOVE-IN COSTS
$250 (non-refundable) administration fee
$250 (refundable) security deposit*
*Apartments occupied by an undergraduate student who is not working full time shall be subject to a security deposit of $250 per occupant

PET DEPOSITS/FEES
$400 (non-refundable) pet fee per pet
Maximum 24 inches tall, breed restrictions apply

HOURS
M–F  8:30 to 5:30  Sat  10 to 5*
Sun  12 to 5*
*Open until 6 during BTS weekends

Garden Unit
1 Bedroom, 1 Bath
750 sq. ft.
Starting at $1115
$40 flat rate for water/sewer/trash/pest control

Garden Unit
2 Bedroom, 1 Bath
1050 sq. ft.
Starting at $1499
$50 flat rate for water/sewer/trash/pest control

Loft
2 Bedroom, 1 Bath
1000 sq. ft.
Starting at $1315
$50 flat rate for water/sewer/trash/pest control

Loft
2 Bedroom, 2 Bath
1000 sq. ft.
Starting at $1374
$50 flat rate for water/sewer/trash/pest control
**Winter Park Pointe**
800 Semoran Park Dr., Winter Park, FL 32792
407.678.8100  407.657.7717 fax

**EMAIL**
winterparkpointeapartments@gmail.com

**UTILITIES AND FEATURES**
- Water/sewer/trash/pest control included in rent
- Washer/dryer connections available in select apartments for $25/month
- Renters insurance required

**AMENITIES**
- Laundry rooms in every building
- Sparkling swimming pool
- Private patios/balconies

**LOCATION**
Located off of Semoran Blvd., 1.2 miles north of campus

**APPLICATION FEES**
$50 application fee per applicant, money orders only
$50 per cosigner, money orders only

**MOVE-IN COSTS**
$75 (non-refundable) administration fee
One month’s rent security deposit

**PET DEPOSITS/FEES**
$300 pet fee
Maximum 1 pet
$10/month pet rent
20 lb. weight limit
Breed restrictions apply

**HOURS**
M–F  9 to 5  Sat  10 to 2  Sun  Closed
**Woodlands**
604 Laurel Cove Ct., Orlando, FL 32825
407.658.6522  407.382.5266 fax

**WEBSITE AND EMAIL**
www.woodlandsapts.com
woodlands@zrsmanagement.com

**UTILITIES AND FEATURES**
- Flat rate for water/sewer/trash
- Pest control included in rent
- Washer/dryer in every apartment
- Renters insurance required

**AMENITIES**
- Fitness center
- 3 swimming pools
- Lighted tennis courts and racquetball courts
- Outside storage space for every unit
- Picnic area with barbecue grills
- Dog park with obstacle course
- Cathedral ceilings in 3rd floor units
- Courtesy officer on property
- Business center

**LOCATION**
Located off of Chickasaw Tr., 5 miles southeast of campus

**APPLICATION FEES**
$55 per applicant

**MOVE-IN COSTS**
$200 (non-refundable) administration fee
Security deposit starting at $200 up to one month’s rent (refundable) based on credit

**PET DEPOSITS/FEES**
$300–450 pet fee, up to 2 pets
$20/month pet rent per pet

**ADDITIONAL INFORMATION**
Credit/debit cards and money orders are not accepted in the office

**HOURS**
M–F  9 to 6  Sat  10 to 5
Sun  Closed

*Prices change daily based on current market availability. Please call complex for current pricing. Refer to Apartment Information section at the front of the guide for more info.*
RULES AND REGULATIONS

Important: Please read in its entirety. This article contains very important information. Contact the Housing Department with any questions or concerns.

Application fees are paid directly to the apartment at the time you apply. Each person occupying the apartment must apply individually and pay a separate application fee, which is non-refundable. All applicants must qualify individually and meet the specific standards of the complex to which they are applying.

A credit check, criminal background check, prior rental history, and proof of income will be required for most apartment complexes to approve your application. Most students require a cosigner. If you do not have a cosigner, please contact your Housing Coordinator. If you are granted admission into Full Sail University and have a criminal record, your acceptance into an apartment complex is not guaranteed. Full Sail University does not provide student housing, and the final decision regarding acceptance in these cases rests solely with the apartment complex. If you feel that there may be negative information contained in the check, it is best to discuss this with the complex staff prior to submitting your application. If your application is denied, please contact the Housing Department.

On move-in day, you should be prepared to: show adequate identification, sign the lease, pay the security deposit (if you have not already), and pay the first month’s rent (which will be pro-rated for the balance of the month). Depending on your move-in date, the second month’s rent may be required as well. You may also be required to present your social security card or provide your social security number.

Leases are legal and binding contracts and should be taken seriously. Each apartment complex has published rules and regulations. Be advised that you may be evicted for non-payment of rent or non-compliance with the rules and regulations. An eviction from any property is reported to the credit bureau and will have a negative impact on your credit in the future. If for any reason you have to break your lease, contact the Housing Department immediately. In certain cases, we can offer assistance to you and your family; however, Full Sail University will not assume responsibility for your lease under any circumstances.

Prior to moving out, you must give at least 30–60 days written notice to your apartment manager that you plan to vacate the apartment—no exceptions! It will be your responsibility to return the keys to their office before you leave. You will be charged for each day that you keep the keys after your move-out date. We strongly recommend that you request a walk-through of your apartment with a representative of the property to ensure that all is in order. This will help to determine what, if anything, needs to be fixed in order for you to receive all, or a portion, of your security deposit back. Do not expect your deposit to be returned the same day you move out. You will need to leave a forwarding address where a check can be mailed to you. You also need to make arrangements to disconnect your various utilities and provide them with a forwarding address as well so they can mail your final bill to you.
BEFORE YOU BEGIN YOUR ROOMMATE SEARCH

If you have not yet secured your living expenses, please contact your Enrollment Guide. If you have any questions about finding a roommate, please contact the Housing Department and we will be happy to assist you.

Many students are very eager to start searching for a roommate as soon as they enroll. It is very important to thoroughly interview anyone you are considering as a potential roommate. It’s also important for parents to talk with other parents.

Remember that a lease is a legally binding contract; you have an obligation to your roommate to uphold your portion. Also keep in mind that most complexes do not offer individual leases. This means that if one roommate moves out and/or refuses to pay rent, then the other roommate must pay the entire rental amount until a new roommate can be found. This can be detrimental to another student’s finances. It can also be harmful to the student’s studies, as he or she must take the time to find a new roommate.

For these reasons, students must have their tuition secured and a solid plan to cover their living expenses before receiving a roommate list. It is also important to thoroughly interview anyone you are considering as a potential roommate. Ask a lot of questions—particularly those concerning how they will be paying for their living expenses. Do not commit to anyone that you feel will not be able to pay their portion of the rent for the duration of the lease.

Social Media Websites (Facebook and Connect)

The Housing Department provides a roommate list to students who have their tuition covered and a solid plan to cover their living expenses. Students who do not have their finances in order must work with their Enrollment Guide Team to secure funding before obtaining the roommate list; however, we are always happy to discuss apartment selections as students work with Enrollment.

The official roommate list can only be obtained from the Full Sail Housing Department. It cannot be found on any website. Full Sail’s Facebook page and the Full Sail Connect website are not adequate alternatives to the Full Sail roommate list. Please call the Housing Department before using any websites to search for apartments or roommates. Many websites are deceiving and untrustworthy, appearing to be related to Full Sail when they have no connection. The use of any resources outside the Housing Department to find a roommate may cause unforeseen complications. Call the Housing Department for details.

SUGGESTIONS FOR INTERVIEWING POTENTIAL ROOMMATES

Selecting a roommate is a personal matter. Full Sail’s only involvement in this process is to inform you of others who may also be seeking roommates and to pass on information from other students. We make no judgments as to whether or not someone would be a good roommate for you.

Students must have their tuition and living expenses secured before receiving a roommate list.
At Full Sail, you have the luxury of choosing your roommate, so ask a lot of questions. Some important things to talk about when considering someone as a roommate include:

• How will your roommate pay for their portion of the rent and utilities? People who haven't given this much thought or those who do not have a solid financial plan are people you may want to avoid. Also, discuss who will be in charge of getting the payments to the apartment complex and utility companies on time.

• Discuss your personal space. Do you mind if your roommate comes into your room without permission to borrow a DVD, CD or a game, or do you want your room to be strictly off-limits without your permission? Be sure to clearly define your boundaries.

• Talk about grocery shopping. Will you shop together and split the bill or will you shop separately? If you shop separately, do you mind your roommate using your milk, potato chips, soda, etc.? Be specific in your requests.

• Discuss cleanliness. Most people think that they are average when it comes to tidiness, so be sure to define “average.” For example, is it acceptable for dishes to be left in the sink overnight or should they be done before going to bed at night? Will there be a cleaning schedule for the common rooms of the house? How will the garbage duties be set up? Again, it is important to be specific.

• Talk about your social habits. Is it okay for your roommate to have parties in the apartment or should the party be held elsewhere? Is it alright for your roommate to invite people to the apartment that you do not know? You should also discuss your needs for when you are studying and sleeping.

• Talk openly about drugs, alcohol, smoking and having significant others over at the apartment. If these things are not okay with you, be honest about it. This is not the time to compromise your personal feelings or beliefs on such sensitive topics.

• Discuss anything else you can think of that might compromise a friendly living relationship. It is important to set up as many rules and expectations as you can up-front. It is much easier to prevent roommate problems before you move in together than it is to fix them afterward.

Also, when you are interviewing roommates, be sure to call the people on the roommate list and don't rely on just email and text. Most people who try to find a roommate using email do not enjoy much success. You need to actually speak to the fellow student you are interested in living with. Also, since you lose voice inflection and emotion with email and text, the phone will help you get a better idea of what a person is really like. It is very important for parents to talk to each other, too.

Finally, don't be in such a hurry to find your roommate that you don't take the time to really learn what the other person is like. It's okay to decide after a few phone conversations that while someone is really cool, they may not be the best person for you to live with.

Even though the questions listed here may not seem important to you now, they may become very important as you begin your studies. Once again, roommate matters are personal and not the business of Full Sail. For this reason, you must work together to create a pleasurable “home” environment you can both enjoy.
LIVING WITH A CURRENT STUDENT

The Housing Department not only helps incoming students find roommates; we also assist current students who need to find new roommates. You may receive a call from one of these students. If you are considering moving in with a current Full Sail student, here are a few things that you must keep in mind:

• You must be added to the lease with the current student. All apartment complexes (and even some private landlords) require that everyone who lives in the dwelling must be on the lease. If the complex finds that you are living in the apartment but not on the lease, then you will be given a short amount of time to apply and be approved to live there. Failure to do so will result in eviction of everyone in the apartment.

• The qualification process for being added to the lease is exactly the same as if you were applying for a new lease. You can read about the approval qualifications in the Apartment Information section of this Housing Guide.

• If you move in with a current student, there is an excellent chance that they will graduate before you. This means that at some point during your studies, you will need to find a new roommate and possibly a new apartment. This process can be time consuming and challenging when you are involved with your studies.

• It is very important for you to view the apartment that you are considering moving into before you sign the lease. As soon as you sign the lease, you immediately become responsible for half of any damage that was caused before you moved in.

If you have any questions or concerns about anything that you have read here, please contact the Housing Department immediately to discuss them.

Protect your property with Renters Insurance

Renters Insurance is a necessary part of college living. Unfortunately, many residents overlook its benefits until the unexpected occurs. As a renter you are responsible for your personal property and personal liability, not your landlord.

Our Renters Insurance policy will cover your personal liability, which protects you financially if you cause damages to another resident’s unit or property, and it also covers your personal possessions if they are damaged or stolen due to perils such as:

• Fire
• Theft
• Vandalism
• Smoke
• Explosion
• Windstorm or hail

Visit salliemaeinsurance.com/fullsail or call (800) 625-1568 to find out more information.

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Renters Insurance is underwritten by American Bankers Insurance Company of Florida, an Assurant Specialty Property company, with its home office in Miami, Florida. In Minnesota, the underwriter is American Security Insurance Company, also an Assurant Specialty Property company. In Texas, personal property coverage is underwritten by Ranchers and Farmers Mutual Insurance Company, and personal liability coverage is underwritten by American Bankers Insurance Company of Florida.
NOW THERE ARE AS MANY WAYS TO GET YOUR FURNITURE AS THERE ARE WAYS TO SIT ON IT.

RENT OR BUY FROM CORT. THE CHOICE IS YOURS.

RENTAL OPTION

FURNISH AN ENTIRE APARTMENT STARTING AT $119* PER MONTH

*Pricing based on 12-month lease term. Student rental package $119 per month plus sales tax and waiver fee. Transportation fee not included. Must show valid student ID.

RETAIL OPTION

Beds
STARTING AT $69.99

Sofa / Chair Combos
STARTING AT $249.99

Dining Room Sets
STARTING AT $179.99

More options available at orlando.cortclearancefurniture.com

Call or visit our showroom for more details
Located just 2 miles from campus

Rental Showroom & Clearance Center
1920 State Road 436
Winter Park, FL 32792
407.678.2677
cort.com/student

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Full Sail University
VIP Storage Program

Safe, Convenient, Affordable Way to Store Valuables During Breaks

We accept packages and deliver to your unit at no extra cost!

Why rent anywhere else?

Free truck with move-in
24-hour access
Security system
Heated and cooled units
Full range of unit sizes
Electronic gate system
Safe, secure, and friendly
Drive-up access
Moving and packing supplies on site
Materials on site

Visit our website for pricing and updated specials!

6875 University Blvd.
Winter Park, FL. 32792
407-647-2928

www.cubesmart.com
IMPORTANT NUMBERS

Full Sail University
3300 University Blvd.
Winter Park, FL 32792
407.679.0100
Toll-Free: 800.226.7625

Winter Park Police
500 N. Virginia Ave.
Winter Park, FL 32789
Emergency Calls: 911
Non-Emergency Calls: 407.644.1313
www.wpfd.org

Seminole County Sheriff’s Office
Dennis M. Lemma, Sheriff
100 N. Bush Blvd.
Sanford, FL 32773
Emergency Calls: 911
Non-Emergency Calls: 407.665.6650
Toll-Free: 866.FLA-SCSO (866.352.7276)
www.seminolesheriff.org

Orange County Sheriff’s Office
Jerry L. Demmings, Sheriff
2500 W. Colonial Dr.
Orlando, FL 32804
Emergency Calls: 911
Non-Emergency Calls: 407.836.HELP (407.836.4357)
www.ocso.com

Crimeline
Call: 800.423.TIPS
Text “crimeline” plus your information to: CRIMES (274637)
www.crimeline.org

Winter Park Fire Dept.
343 W. Canton Ave.
Winter Park, FL 32789
Emergency Calls: 911
Non-Emergency Calls: 407.644.1212
www.wpfd.org

Orange County Fire Department
6590 Amory Ct.
Winter Park, FL 32792
Emergency Calls: 911
Non-Emergency Calls: 407.249.3627

Seminole County Fire Department
1101 E. 1st St.
Sanford, FL 32771
Emergency Calls: 911
Non-Emergency Calls: 407.665.7497

Winter Park Chamber of Commerce
507 N. New York Ave., Ste. 102
Winter Park, FL 32789
407.644.8281
Fax: 407.644.7826
wpcc@winterpark.org
https://winterpark.org

Orlando Chamber of Commerce
8723 International Dr.
Orlando, FL 32819
407.363.5871

Legal Aid Society
Orange County
100 E. Robinson St.
Orlando, FL 32801
407.841.8310
info@legalaidocba.org

TAXI SERVICES

Diamond Cab Co.
620 Ferguson Dr.
Orlando, FL 32805
407.523.3333
www.diamondcabco.com

The Yellow Cab Co.
324 W. Gore St.
Orlando, FL 32806
407.422.2222
www.mearstransportation.com/taxi-services
HEALTH INSURANCE INFORMATION

Helen Kirkendall  
Manager, AffordableONE Insurance  
6960 Aloma Ave.  
Winter Park, FL 32792  
407.965.4166  
1.866.750.3197 toll-free  
www.affordableone.com  
theywork4me@affordableone.com  
crmall@affordableone.com

AffordableONE Insurance has all the major health insurance companies—Aetna, Assurant, Cigna, CoventryOne, GeoBlue, Golden Rule, Humana, United Healthcare, and many more. Insurance coverage for international students is available.

RENTERS INSURANCE AGENTS

It is strongly suggested that you acquire renters insurance. Leases stipulate that in the event of a robbery, natural disaster or other damage that befalls your apartment, the complex is only responsible for the repairs to the building. Your personal possessions are not covered and renters insurance is normally a very inexpensive way to protect your personal possessions, including your laptop. You are also encouraged to contact your home or car insurance provider to see if they offer renters insurance and how their rates compare.

Don Cerenzio  
Agent, State Farm  
3726 N. Goldenrod Rd., Ste. 2  
Winter Park, FL 32792  
407.671.2100  
www.doncerenzio.com

J. Al Greene  
Agent, Allstate  
6980 Aloma Ave., Ste. 32  
Winter Park, FL 32792  
407.657.7575  
https://agents.allstate.com/1-al-greene-winter-park-fl.html

Glenn Ritchie  
Agent, State Farm  
186 State Rd. 436  
Casselberry, FL 32707  
407.478.0771  
https://www.statefarm.com/agent/US/FL/Maitland/Glenn-Ritchie-2YZF91YS000

P. Fudge and Associates, Inc.  
Property and Casualty Insurance  
1155 S. Semoran Blvd., Ste. 3-1142  
Winter Park, FL 32792  
407.965.4253  
Fax: 407.386.7461  
www.fudgeinsurance.com

Don Kirkendall  
Manager, AffordableONE Insurance  
6960 Aloma Ave.  
Winter Park, FL 32792  
407.965.4166  
1.866.750.3197 toll-free  
www.affordableone.com
AR E A R E T A I L L O C A T I O N S

Area Grocers/Pharmacies

Walmart Neighborhood Market
2271 N. Semoran Blvd.
Winter Park, FL 32807
407.551.5160

Lucky’s Market
7580 University Blvd.
Winter Park, FL 32792
407.681.6618

Aldi
6766 Aloma Ave.
Winter Park, FL 32792
407.677.0644

Walgreen’s Drug Store
7403 Aloma Ave.
Winter Park, FL 32792
Store: 407.677.8586
Pharmacy: 407.677.8589

CVS Pharmacy
10051 University Blvd.
Winter Park, FL 32792
407.679.4900

Publix Supermarket
4000 N. Goldenrod Rd.
Winter Park, FL 32792
407.671.0211

Sprouts Farmers Market
1999 Aloma Ave.
Winter Park, FL 32792
888.577.7688

Whole Foods
1030 N. Orlando Ave.
Winter Park, FL 32789
407.377.6040

Shopping Directory

Target
3700 N. Goldenrod Rd.
Winter Park, FL 32792
407.670.0388

Walmart Supercenter
1241 Semoran Blvd., Unit 101
Casselberry, FL 32707
407.679.0377

Altamonte Mall
451 E. Altamonte Dr.
Altamonte Springs, FL 32701
407.630.1211

IKEA
4092 Eastgate Dr.
Orlando, FL 32839
407.355.3155

Mall at Millennia
4200 Conroy Rd.
Orlando, FL 32839
407.363.3555

Florida Mall
8001 S. Orange Blossom Tr.
Orlando, FL 32809
407.851.7234

Oviedo Marketplace
1700 Oviedo Marketplace Blvd.
Oviedo, FL 32765
407.977.2400

Park Avenue
Winter Park, FL 32789
Avenue of shops in downtown Winter Park
Winter Park Chamber of Commerce
407.644.8281

Auto Repair

Billy Mahoney’s Auto Repair
1120 N. Orlando Ave.
Maitland, FL 32751
407.628.3450
MEDICAL FACILITIES

**AdventHealth Centra Care**
3099 Aloma Ave.
Winter Park, FL 32789
407.677.1140
https://centracare.org/central-florida

**AdventHealth Medical Group Community Medicine Clinic at Orlando**
2501 N. Orange Ave., Ste. 411
Orlando, FL 32804
407.303.7298
www.adventhealthmedicalgroup.com/central-florida

**AdventHealth Winter Park**
200 N. Lakemont Ave.
Winter Park, FL 32790
407.646.7000
https://www.adventhealth.com/hospital/adventhealth-winter-park

**Baldwin Park ER**
2361 N. Semoran Blvd.
Orlando, FL 32807
407.677.2400
https://oviedomedicalcenter.com/campaigns/baldwin-park-er

**CareNow Urgent Care**
7460 University Blvd., Ste. 110
Winter Park, FL 32792
407.410.8945
https://www.carenow.com

**Doctors/Dentists**

**Artisan Dental**
5965 Red Bug Lake Rd., Ste. 233
Winter Springs, FL 32708
407.696.5210
www.drmaryisaacs.com

**Dr. Michael Barimo, D.O.**
**Family Practice**
438 N. Semoran Blvd., Ste. 206
Winter Park, FL 32792
407.678.2400

Consult the telephone directory for a variety of emergency clinics, walk-in clinics and health maintenance organizations throughout Central Florida.

REAL ESTATE AGENTS

**Brett Bennett, CCIM**
Pragmatic Realty
Mortgage Banking
Licensed Real Estate Broker
300 S. Orange Ave., Ste. 150
Orlando, FL 32801
Cell: 407.619.5023
brettonbennett@yahoo.com

**Tim Hyslop**
Weichert Realtors
163 E. Morse Blvd., Ste. 100
Winter Park, FL 32789
407.644.5385
Cell: 407.716.4806
timhyslop@timothynhyslop.com
CHILD CARE INFORMATION

Child care can be arranged through Community Coordinated Child Care (4Cs) Information Services of Orange County at 407.522.2252 or consult a telephone directory for a variety of child care centers in your area.

K–12 SCHOOL INFORMATION

For students bringing their families to the Central Florida area:

In order to enroll your child as a first-time student in any Florida school, public or private, you must obtain a valid Florida Certificate of Immunization. Children must be five (5) years of age on or before September 1st of that year in order to enter kindergarten. Prior to entering first grade, your child must complete public or private kindergarten schooling.

The procedure for enrollment into a public school in Orange County is handled at the school’s location. The child’s parent or guardian is required to show verification of residency, a birth certificate for the child being enrolled, proof of immunization and proof that the child being enrolled has had a complete physical examination within the past twelve months.

For details concerning private schools, parochial schools and exceptional programs, consult your telephone directory. Additional information may be obtained from Orange County Public Schools at 407.317.3200.
**IMPORTANT – PLEASE READ**

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin or intention to make any such preference, limitation or discrimination. We will not knowingly market any rental property which is in violation of the law. All persons are hereby informed that all dwellings contained herein are available on an equal opportunity basis.

Prices quoted are subject to change at the discretion of apartment owner/managers and are provided for information purposes only. Silver City Partners, LTD., a licensed Real Estate Broker, does not make any representations as to opinions and facts. All terms and conditions of rentals are subject to change. Projected costs of utilities are approximate and should not be construed as guaranteed monthly amounts when calculating monthly expenses as individual use will vary.

### IMPORTANT DATES

#### 2019

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#### Holiday Break Schedule

- **Spring Break**: April 20–28
- **Memorial Day**: May 27
- **July 4th Break**: June 30–July 7
- **Labor Day Break**: September 1–2
- **Thanksgiving**: November 27 (1 p.m.)–December 1
- **2019–2020 Winter Break**: December 21 (1 p.m)–January 5, 2020