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.

The information in Full Sail University’s Housing Handbook for International Students is for informational purposes only. All prices mentioned in this guide are estimates and may change at any time, without notice.

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.
Welcome to Full Sail University! This relocation guide provides detailed information about your move to the Winter Park area, including international-friendly apartments, setting up utilities, finding a roommate, and more.

We know that international students have unique challenges when it comes to moving resources, so this guide should hopefully address many of your questions and concerns.

liaisons@fullsail.com
Choosing an Apartment

Full Sail does not have on-campus housing, but is located close to many area apartment complexes. You have the option of living alone, or you can find a roommate. If you want a roommate, your International Liaison can provide you with a list – and you can be added to this list by answering the questions on page 9.

The apartments by Full Sail often include amenities such as swimming pools, tennis courts, laundry facilities, exercise facilities, and barbecue areas. The amenities for each complex are listed with their prices and layout information in this guide.

Visiting Apartment Complexes

If you have plans to visit Full Sail’s campus, this is also a great opportunity to visit some of the apartment complexes you may be interested in. Apartments are available for viewing during normal business hours, usually without an appointment, and the office staff will be happy to show you the apartments and property amenities.

Applying for an Apartment and Signing a Lease

You will be required to sign a lease in order to move into your apartment. The term of this contract is normally 12 months in length, although shorter or longer leases may be available. Because you are legally and financially obligated to your apartment for the length of the lease, you will want to be sure that you pick your apartment and roommates very carefully. Ending your lease early can be very expensive, due to fees and loss of deposits, and should be avoided whenever possible.
Apartment Qualifications and Fees

You will need to qualify for your apartment. The apartment complex will ask you to provide:

- A copy of your passport
- Your I-20
- Your visa
- A bank letter demonstrating adequate savings or income

You will also be expected to pay for your application fees and a security deposit at the time you apply for your apartment. Deposits for international students are normally equal to one or two month’s rent. This is because apartment complexes are unable to perform credit and background checks on international students who do not have a Social Security number.

Utilities and Furniture

In most cases, utilities and furniture are not included in the cost of your rent. You will need to add electricity, water/sewer and Internet services for your apartment, and may choose to add television and landline telephone service.

If these utilities are not already included in the cost of your rent, you have the option of setting up your utilities on your own with each individual utility company. Many utility companies expect customers to pay a deposit to set up services, based on a credit check. Since most international students do not have a U.S. Social Security number, international students are often required to provide higher security deposits. In the Frequently Asked Questions section, we have provided information on a company that can combine those costs into a single bill if that’s something you are interested in. For the estimated cost of utilities, the utility company would be able to tell you the average power usage for a particular unit over the last 12 months. You may contact the utility company directly to obtain this information.

The apartments near Full Sail usually include a refrigerator, a stove/oven, and a dishwasher, and some may include a washer and dryer. Most do not include furniture. You have the option of either renting or purchasing furniture for your apartment – we normally recommend Cort furniture (www.cort.com) for rentals, and area stores such as Walmart, IKEA, and Target provide affordable options if you want to purchase your own.
Renters Insurance

Many apartment complexes require their tenants to carry a certain amount of renters insurance coverage. This will not only protect your belongings from theft, but also from natural disasters such as flood or fire. Remember, the apartment complex is not liable for your personal belongings under any circumstances.

Moving In

Prior to moving in, you should be prepared to show your identification, sign the lease, pay any necessary fees, and pay the first month's rent (which may be prorated for the balance of the month). Depending on your move-in date, the second month's rent may be required as well.

You will also sit with a leasing agent to review and sign your lease. This process takes approximately 30 to 60 minutes.

Apartment Rules and Regulations

Each apartment complex has published rules and regulations. You may be evicted if you do not make your rent payment or fail to comply with the rules and regulations stated in your lease paperwork. An eviction from any property will prevent you from renting at another apartment complex later on.

If for any reason you feel you may need to terminate your lease, please contact the leasing office at your apartment. Prior to moving out, you must give at least 30 to 60 days written notice to your apartment manager that you plan to vacate the apartment. It will be your responsibility to return the keys to their office before you leave.

We strongly suggest 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 if anything needs to be fixed in order for you to receive all or a portion of your security deposit back.

You may also need to make arrangements to disconnect your various utilities and provide the companies with a forwarding address.
Read this handbook and contact your International Liaison to discuss potential apartment complex options – as well as any other questions related to your transition.

Complete and email the roommate profile information (see page 9) to your International Liaison if applicable.

Discuss your living needs with your International Liaison.

Contact your apartment complex to complete the application process. They will tell you what documentation they require and help you determine your move-in date. All of your deposits and paperwork will be submitted directly to the apartment complex; your apartment is not reserved until you have submitted your application and necessary fees.

Contact your International Liaison to discuss your plans to arrive in Orlando, including how you will get from the airport to your hotel or apartment.

Update your International Liaison with your finalized travel plans to arrive in Orlando.

The week before you arrive, contact your apartment complex to verify that everything is in order for you to move in. If you do not have housing arrangements in place before you arrive, you will need to make arrangements to stay in a hotel.

Make arrangements for utilities and furniture for your apartment unless they are already included in the cost of your rent.
ROOMMATES

You always have the option of living alone; however, if you are interested in finding a roommate, Full Sail will be happy to assist you. Your I-20 must be issued before you can receive the roommate list. As soon as you receive it, please submit answers to the questions on the bottom of the following page and submit to your International Liaison to receive a copy of the roommate list.

Looking for a Roommate?
Email this information to your International Liaison.
## Suggestions for Interviewing Potential Roommates

Because you will choose your own roommate, it is important for you to ask a lot of questions to anyone you are considering as a potential roommate. Discuss anything else you can think of that might compromise a friendly living relationship. Whenever possible, we suggest that you try to make initial contact with a potential roommate by phone and then follow up with them and interview them thoroughly using an online video chat service. Using email alone is not an effective tool to find out about a potential roommate.

If you are considering moving in with a student who has already started classes, you should keep the following in mind:

- You will need to be added to the lease. All apartment complexes require that everyone who lives in the apartment be on the lease. If the complex finds that you are living in the apartment but you are 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 can result in eviction of everyone in the apartment.
- Moving in with a current student means that your roommate is likely to graduate before you. This means that at some point during your studies, you will likely need to find a new roommate and possibly a new apartment. This process can be time-consuming and challenging when you are currently taking classes.

## International Student Roommate Profile

**Send this information to your International Liaison via email:**

<table>
<thead>
<tr>
<th>Name:</th>
<th>What’s your preference for TV/music volume? (loud/soft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td>Skype username:</td>
<td></td>
</tr>
<tr>
<td>Age:</td>
<td></td>
</tr>
<tr>
<td>Phone number: (include Country Code)</td>
<td></td>
</tr>
<tr>
<td>Gender:</td>
<td></td>
</tr>
<tr>
<td>Country of origin:</td>
<td></td>
</tr>
<tr>
<td>Have you already secured an apartment?</td>
<td></td>
</tr>
<tr>
<td>Degree program of study:</td>
<td></td>
</tr>
<tr>
<td>How often do you study? (often/occasionally/never)</td>
<td></td>
</tr>
<tr>
<td>Do you have a car available?</td>
<td></td>
</tr>
<tr>
<td>Are you ok with pets?</td>
<td></td>
</tr>
<tr>
<td>Do you smoke, or drink alcohol?</td>
<td></td>
</tr>
<tr>
<td>If you are a smoker, would you be willing to smoke outside?</td>
<td></td>
</tr>
<tr>
<td>If you are not a smoker, are you willing to live with a smoker?</td>
<td></td>
</tr>
<tr>
<td>If you consider yourself messy, are you willing to keep the common areas clean?</td>
<td></td>
</tr>
<tr>
<td>Do you consider yourself a partier?</td>
<td></td>
</tr>
<tr>
<td>How often do you entertain friends at home? (often/occasionally/never)</td>
<td></td>
</tr>
<tr>
<td>How often do you go out for fun? (often/occasionally/never)</td>
<td></td>
</tr>
<tr>
<td>List any hobbies/habits you have, sports/instruments you play, musical tastes, or any other unique information about yourself:</td>
<td></td>
</tr>
<tr>
<td>Additional comments:</td>
<td></td>
</tr>
</tbody>
</table>

To access a digital version of this form, please visit:

[go.fullsail.edu/international-roommate-profile](http://go.fullsail.edu/international-roommate-profile)
FREQUENTLY ASKED QUESTIONS

QUESTION 1

What is the average living expense amount for living alone? What about with a roommate?

Answer: Your cost of living can vary greatly based on your specific needs and options. Please contact your International Liaison to get a basic idea of area living expenses.

QUESTION 2

Does a student have to wait until they receive their I-20 to start considering housing options?

Answer: No – you should start your housing process as soon as possible. However, a student’s I-20 needs to be sent before you can be added to the roommate list.

QUESTION 3

Does a student need to have a vehicle to attend school?

Answer: No, having a car is not necessary in order to attend school. Any student who does not have a vehicle should live within 1.5 miles of campus so that they can walk or bike to school. Keep in mind that the public transportation system, LYNX, does not operate 24 hours a day.

QUESTION 4

Where should I stay if my move in date is after my arrival in the U.S.?

Answer: If your apartment has not been secured by the time of your arrival, you will need to establish a temporary option. The international liaison will be able to provide a listing of hotel recommendations.
**QUESTION 5**

Do students need to have their housing secured before coming to registration?

**Answer:** While it is not required for a student to secure housing before coming to registration, it is strongly suggested that they do so for the following reasons:

- Securing an apartment early by submitting an application and a paying a hold fee is the best way for a student to ensure that they get his or her first apartment choice.
- Students need to provide a local address when they attend registration.
- Securing housing saves hotel costs. Also, there are no hotels that are within walking/biking distance of campus.
- Registration/orientation week is a very busy and hectic week for students. Participating in the required activities, meetings, and events during this week while trying to find and secure housing is a difficult task for any student, especially international students.
- Choosing a roommate may be challenging, since most students already have their housing and roommates secured before they arrive for registration.
- International students may need extra assistance to secure housing, because the process can be very different here as compared to the student's home country.

If you must wait until you come to campus to choose housing, you should arrive a week before registration so that you can take care of all of your housing arrangements before registration. You should also have hotel accommodations secured before you arrive.

**QUESTION 6**

How do international students set up their utilities?

**Answer:** While international students can set up utilities directly through the utility companies, this will almost always result in a large deposit, because deposits are based on credit and international students do not usually have Social Security numbers upon entering the country.

The company PaySmartUSA offers an option of bundling utilities such as electric, Internet service, water and additional services into one monthly bill. For additional information, call 888.381.8020 or go to www.PaySmartUSA.com.

**QUESTION 7**

How can I find furniture for my apartment?

**Answer:** You can either rent or buy furnishings for your apartment – ask your International Liaison for information.
International-friendly APARTMENTS

Car icon indicates the apartment is within driving distance.
Bike icon indicates the apartment is within biking distance.
Walker icon indicates the apartment is within walking distance.

The following list contains apartment complexes that are familiar with the needs of international Full Sail students:

1. Adele Place  
   page 14

2. Amber Lakes  
   page 15

3. Azure Winter Park  
   page 16

4. Baldwin Harbor  
   page 17

5. Bishop Park  
   page 18

6. Central Place  
   page 19

7. Cranes Landing  
   page 20

8. District on Baldwin Park  
   page 21

9. Elmhurst Village  
   page 22

10. The Harbor at Lake Howell  
    page 23

11. Indigo  
    page 24

12. Lakeside at Winter Park  
    page 25

13. Lakeside Villas  
    page 26

14. Mission Bay  
    page 27

15. The Park at Napoli  
    page 28

16. Solis at Winter Park  
    page 29

17. Stonecastle  
    page 30

18. Tealwood Parke  
    page 31

19. Vintage Winter Park  
    page 32

20. Whisper Lake  
    page 33

*Prices are provided for reference only and may change based on availability, time of year, or other factors. Please call complex for current pricing.
Adele Place
7595 Sun Tree Cir., Orlando, FL 32807
+1.407.282.1048  +1.407.658.9473 fax

UTILITIES AND FEATURES
- Water/sewer/trash not included in rent
- Washer/dryer included in every apartment

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

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

APPLICATION FEES
Application fee waived for Full Sail students
$200 admin fee—waived for Full Sail students

SECURITY DEPOSITS
Starting at $200 (refundable)

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

ADDITIONAL INFORMATION
Administrative fees waived for Full Sail students
Full Sail special—$100 off first month
Furniture rental available
Credit cards accepted with a $20 fee per transaction

WEBSITE
www.adeleplaceorlando.com
adele_place@aspensquare.com

HOURS
M–F 8 to 5:30, Sat 10 to 4

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

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

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

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
Amber Lakes
4755 North Goldenrod Road, Winter Park, FL 32792
+1.407.678.2987   +1.407.678.1561 fax

AMENITIES
- Poolside Wi-Fi
- Door-to-door valet trash pickup
- Brand new, state-of-the-art fitness center
- 2 swimming pools
- Optional covered parking
- Barbecue/picnic area
- Located on a 22-acre lake
- Lakefront living
- 2 tennis courts
- 4 on-site laundry facilities
- Select apartments remodeled with washer/dryer included
- Recreational Beach Area with Hammocks
- Dog Park
- Business Center

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

APPLICATION FEES
$50 per person—waived for Full Sail students

PET DEPOSITS / FEES
$200 non-refundable pet deposit
$10/month pet rent
Maximum 2 pets per apartment
Breed restrictions apply
No weight limit

ADDITIONAL INFORMATION
Visa and MC accepted once approved
Lake views or pool views available in select units at an additional charge

WEBSITE
www.amber-lakes.com

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

THE MARINER
Studio
500 sq. ft.
Starting at $1064

THE YACHT
1 Bedroom, 1 Bath
533 sq. ft.
Starting at $1149

REGATTA
1 Bedroom, 1 Bath
721 sq. ft.
Starting at $1209

THE SCHOONER
2 Bedroom, 1 Bath
912 sq. ft.
Starting at $1349

THE LAKESHORE
2 Bedroom, 2 Bath
967 sq. ft.
Starting at $1434

THE DOCKSIDE
3 Bedroom, 2 Bath
1189 sq. ft.
Starting at $1650
Azure
Winter Park
3650 Summer Wind Drive, Winter Park, FL 32792
+1.407.671.2400    +1.407.679.8249 fax

AMENITIES
• Furnished housing available
• Xbox 360 and Wii game room
• Screened patios
• Outside storage
• 2 swimming pools
• Tennis court
• 24-hour fitness center
• Laundry facilities
• Pay your rent online at my.mckinley.com
• Basketball court
• Washer/dryer in 2- and 3-bedroom units
• Water/sewer and trash not included in rent

LOCATION
Located off of Semoran Blvd., 1.2 miles south of campus

APPLICATION FEES
$50 per applicant/guarantor; $25 for Full Sail students; $125 administration fee

PET DEPOSITS / FEES
$300 (non-refundable) for 1 pet
$500 (non-refundable) for 2 pets
Large dogs welcome
Breed restrictions apply
Maximum 2 pets

ADDITIONAL INFORMATION
Apply online at www.mckinley.com/apply
Flexible move-in times available by appointment

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

HOURS
M–F 10 to 6, W 10 to 7, Sat & Sun By appointment*

*Open on BTS Sundays from 1 to 5

STAGE MANAGER’S FLAT
1 Bedroom, 1 Bath
538 sq. ft.
Starting at $999

DESIGNER’S SUITE
1 Bedroom, 1 Bath
792 sq. ft.
$1079

PRODUCER’S SUITE
2 Bedroom, 1½ Bath
1052 sq. ft.
$1229

PRODUCTION SUITE
2 Bedroom, 2 Bath
1049 sq. ft.
$1309

DIRECTOR’S PAD
3 Bedroom, 2 Bath
1394 sq. ft.
Starting at $1589
Baldwin Harbor
1780 Welham Street Orlando, FL 32814
+1.407.745.4204

AMENITIES
- two resort style pools,
- clubhouse,
- outdoor lounges,
- yoga courtyard,
- dog spa,
- Two 24 hour fitness and cardio centers,
- garage parking and controlled building access
- Parking: 1 & 2 bedrooms come with one spot in the garage, 3 bedrooms come with 2 spots in the garage. Additional spot is $75/month.

LOCATION
Located in Baldwin park, 3 miles south of campus

APPLICATION FEES
$200 admin fee, $75 app fee (non refundable)

PET DEPOSITS / FEES
$400 pet fee (per pet), $20/ month pet rent (per pet)

ADDITIONAL INFORMATION
Flat rate for water: $45–55, depending on apartment size
Furniture rental available

WEBSITE AND EMAIL
www.baldwinharbororlando.com
baldwinharbor@zrsmanagement.com

HOURS
M–F 10 to 6, Sat 10 to 5, Sun 1 to 4
Bishop Park
3250 Bishop Park Drive, Winter Park, FL 32792
+1.407.679.7770     +1.407.679.7816 fax

AMENITIES
• Fully renovated fitness center
• Washer/dryer included in all floor plans (except the Knight)
• Clubhouse with Wi-Fi access
• Game room
• Cyber cafe
• 2 private lakes
• Sparkling swimming pool with hot tub
• 24-hour laundry facility
• Basketball and volleyball courts
• Faxing and photocopy services
• Community events
• Garages on property
• Playground
• Roman bathtubs
• Ceiling fans in living rooms
• Screened porches
• Gated community
• Dog park
• BBQ/picnic areas
• Water/sewer not included in rent
• Recycling center

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

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

PET DEPOSITS / FEES
$300 (non-refundable) pet fee per pet
$15/month pet rent
Breed restrictions apply / No size restrictions
Maximum 2 pets

ADDITIONAL INFORMATION
$35 (non-refundable) one-time gate card fee per card
$125/month fee for a detached garage
Mention this ad for current move-in specials
Lakeside views available in select units
Renters insurance is required

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

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

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
Central Place
7000 University Boulevard, Winter Park, FL 32792
+1.407.678.2662     +1.407.677.5591 fax

AMENITIES
- 24-hour lounge with free Wi-Fi
- Computer lab
- 2 sparkling pools
- Newly renovated fitness center
- Washer/dryer connections in all
  2- and 3-bedroom apartments
- 2 basketball courts on site
- 2 laundry facilities
- Patios or balconies

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

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

PET DEPOSITS / FEES
$200–400 (refundable) pet deposit
$100–250 (non-refundable) pet fee
$10/month pet rent
Maximum 2 pets; combined weight must be 100 lb.
or less fully grown
Breed restrictions apply

ADDITIONAL INFORMATION
Flat rate for water: $87-103, depending on
apartment size
Furniture rental available

WEBSITE AND EMAIL
centralplaceatwinterpark.com
centralplace@robbinsre.com

HOURS
M–F 9 to 6, Sat 10 to 5, Sun Closed*
*Open 9 to 6 on BTS Sundays

*Prices change daily based on current market availability. Please call complex for current

A1
1 Bedroom, 1 Bath
550 sq. ft.
$935-1050

A2
1 Bedroom, 1 Bath
712 sq. ft.
$1005-1095

B1
2 Bedroom, 1 Bath
911 sq. ft.
$1210-1310

B2
2 Bedroom, 2 Bath
987 sq. ft
$1365-1465

C1
3 Bedroom, 2 Bath
1178 sq. ft.
$1640-1740

International-friendly Apartments

Living Room
12'4" x 14'

Kitchen
10'2" x 10'2"

Bedroom
10' x 12'6"

Porch

Living Room
12'8" x 15'4"

Dining
8' x 13'1"

Kitchen
8' x 8'6"

Bedroom
11' x 13'11"

Patio

Living Room
13'11" x 15'4"

Dining
8'10" x 10'2"

Kitchen
7'6" x 9'6"

Bedroom
11' x 13'4"

Bedroom
11'8" x 12'8"

Bath

Patio

Living Room
14 x 15'4"

Dining
8'10" x 9'2"

Kitchen
7'6" x 10'2"

Bedroom
11'8" x 12'8"

Bedroom
11'8" x 14"

Bath

Patio

Living Room
14'8" x 15'4"

Dining
8'10" x 10'4"

Kitchen
7'6" x 10'2"

Bedroom
11' x 13'4"

Bedroom
12'2" x 13'8"

Bath

Patio

Entry Court

Living Room
12'11" x 15'4"

Dining
8'10" x 10'2"

Kitchen
7'6" x 10'2"

Bedroom
11’ x 13’11”

Entry Court

Living Room
12'8" x 15'4"

Dining
8'10" x 10'2"

Kitchen
7'6" x 10'2"

Bedroom
10'6" x 11'4"

Bedroom
11'4" x 13'2"

Bath

Patio

Entry Court
Cranes Landing
3440 North Goldenrod Road, Winter Park, FL 32792
+1.855.314.6577

AMENITIES
- 2 pools
- Indoor racquetball court
- Walleyball court
- Volleyball
- Clubhouse with pool table
- 24-hour fitness center
- Free Wi-Fi in clubhouse
- Lighted tennis court
- Pest control
- Washer/dryer in every unit
- Walk-in closets in every bedroom
- Large patios/balconies
- Ceiling fans in living rooms
- Breakfast bars in kitchens
- Water not included in the rent
- Jacuzzi

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

APPLICATION FEES
$50 application fee per lease holder
$250 Administration fee required per apartment

PET DEPOSITS / FEES
$300 (non-refundable) pet fee for 1 pet
$500 (non-refundable) pet fee for 2 pets
Maximum 2 pets per apartment
Breed restrictions apply / No size restrictions
No monthly pet rent

ADDITIONAL INFORMATION
Renters insurance is required

WEBSITE AND EMAIL
www.craneslandingapts.com
craneslandingfl019@myltsmail.com

HOURS
M, W, F 10 to 6, T TH 9 to 6, Sat 10 to 5, Sun Closed*
*open on BTS Sundays from 1 to 5
*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
UTILITIES AND FEATURES
Water/sewer not included
Washer/dryer in select units

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
- 24-hour Internet café with Wi-Fi printer
- Granite countertops

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

APPLICATION FEES
$50 per person—waived for Full Sail students
$150 administrative fee

SECURITY DEPOSITS
Based on resident’s selection criteria

PET DEPOSITS / FEES
$300–500 pet fee, up to 2 pets
$15/month pet rent per pet
Breed restrictions apply

ADDITIONAL INFORMATION
Renters insurance is required

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

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

EXECUTIVE STUDIO
1 Bedroom, 1 Bath
518 sq. ft.
Starting at $852

DELUXE ONE BEDROOM
1 Bedroom, 1 Bath
805 sq. ft.
Starting at $1109

PARK AVENUE
3 Bedroom, 2 Bath
1178 sq. ft.
Starting at $1272

TOWNHOUSE
(Not Pictured)
2 bedroom, 1 1/2 Bath
1034 sq. ft.
Starting at $1272

THREE BEDROOM
3 Bedroom, 2 Bath
1263 sq. ft.
Starting at $1582
Elmhurst Village
5691 Elmhurst Cir., Oviedo, FL 32765
1.407.673.7033 1.407.673.1772 fax

AMENITIES
• Sun-drenched pool with tanning deck
• Resident-controlled access gates
• Award-winning schools
• Billiard room
• Engaging community events
• Pet friendly
• 24-hour strength and cardio center
• Full-size washer/dryer in every home
• Eco-minded community with recycling
• Spacious walk-in closets
• Resident cyber center
• Valet trash service (additional charges apply)
• Designer kitchens with pantries
• Free Wi-Fi in clubhouse and pool area
• Water/sewer not included in the rent

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

APPLICATION FEES/SECURITY DEPOSITS
$75 (non-refundable) application fee per person
$150 (non-refundable) administration fee

PET DEPOSITS/FEES
$300 (non-refundable) pet fee
$200 (non-refundable) additional pet fee for second pet
$15/month pet rent
Combined 100 lb. limit; breed restrictions apply

ADDITIONAL INFORMATION
credit cards accepted with a 3% transaction fee

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

HOURS
Mon-Fri 10 to 6, Sat 10 to 5, Sun Closed

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
The Harbor at Lake Howell
1280 Vinings Lane, Casselberry, FL 32707
+1.407.657.8961     +1.407.657.9091 fax

AMENITIES
• Gated community
• All units are newly renovated
• Stainless steel appliances, washer dryer
• Wood style flooring
• 24-hour fitness center
• Tennis court
• Sand volleyball court
• Storage units
• Laundry facility
• Nature trail
• 450-acre lake
• Playground
• Alarm system
• Spa
• Outdoor kitchen
• Private boat ramp
• Executive business center
• Barbecue grills and picnic area
• Screened patios and balconies
• Rent includes water, sewer, trash, pest control, and washer/dryer in unit

LOCATION
Located off of Semoran Blvd., 4 miles north of campus

APPLICATION FEES
$75 per applicant and guarantor (multiple guarantors accepted)

PET DEPOSITS / FEES
$350 (non-refundable) 1st pet
$500 (non-refundable) 2nd pet
Maximum 2 pets, $20/month per pet

ADDITIONAL INFORMATION
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
Call for move-in specials

WEBSITE AND EMAIL
www.harboratlakehowell.com
lakehowell@corlantpartners.com

HOURS
M-TH 10 to 7, F 10 to 6, W 11 to 8, Sat 10 to 5, Sun 1 to 5

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
AMENITIES
• Free utilities (excluding phone/cable/Internet); one check pays all
• Washer/dryer included
• Furnished apartments available
• Recording studio
• Recycling area
• Bicycle parking throughout
• 3 sparkling pools
• 2 tennis courts
• Sand volleyball court
• Resident online portal
• Game room access with Xbox and Wii
• Fitness center access

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

PET DEPOSITS / FEES
Pet friendly / Large dogs welcome
$300 pet fee for 1 pet / $500 pet fee for 2 pets
Breed restrictions apply

ADDITIONAL INFORMATION
Call for specials
Apply online at www.mckinley.com/apply
Now accepting reservations for 2016 for $125
Second-floor units with screened-in patios available for an additional $30/month

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

HOURS
M–F 10 to 6, Sat 10 to 5, Sun By appt.*
*Open on BTS Sundays from 1 to 5
Lakeside at Winter Park
3935 Sutton Place Boulevard, Winter Park, FL 32792
+1.321.594.6311 +1.407.657.0295 fax

AMENITIES
• 24-hour gated community
• 24-hour state-of-the-art fitness center
• Washer/dryer included in the Beechnut and Destiny floor plans
• 2 sparkling pools
• Dog park
• Every unit includes: two-tone paint, patio with storage, walk-in closets, breakfast bar, designer ceiling fans, tile backsplash, microwave
• 24-hour emergency maintenance
• Business center with high-speed Internet
• Water/sewer not included in rent

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

APPLICATION FEES
$75 per application

PET DEPOSITS / FEES
$350 and up (non-refundable)
Breed restrictions apply / No size restrictions
Maximum 2 pets
$15/month pet rent per animal

ADDITIONAL INFORMATION
*Individual leases: Rent by the room; includes water/sewer, furniture, and electricity ($70 cap per person per month)
Additional amenities available in select units include: wood-plank flooring, lake views and stainless appliances (additional charges may apply)

WEBSITE AND EMAIL
www.lakesideatwinterpark.com
lakeside-at-winter-park-apartments@rent.dynasty.com

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

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.

AMELIA
1 Bedroom, 1 Bath
675 sq. ft.
Starting at $1100*
All-inclusive style
$1250/month utilities/furnished*

BEECHNUT
1 Bedroom, 1 Bath
837 sq. ft.
Starting at $1200*
Dorm Style:
$1350/month utilities/furnished

CAMELIA
2 Bedroom, 2 Bath
940 sq. ft.
Starting at $1300*
$1100/room for an individual lease

DESTINY
2 Bedroom, 2 Bath
1042 sq. ft.
Starting at $1550*
$1150/room for an individual lease
Lakeside Villas
7950 Shoals Drive, Orlando, FL 32817
+1.407.678.2223 +1.407.678.7722 fax

AMENITIES
• 2 sparkling resort-style pools
• Poolside cabanas and fire pit
• State-of-the-art fitness center
• Lakeside living w/fishing dock and boat launch
• Basketball court and lighted tennis courts
• 24-hour laundry facilities
• Next to bike paths and park
• Renovated units available
• Walk-in closets
• Screened patios or balconies
• Poolside Wi-Fi
• Built-in stainless steel BBQ area
• Water/sewer not included in rent

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

APPLICATION FEES
$65 application fee
$200 administration fee

PET DEPOSITS / FEES
$350 (non-refundable) pet fee per pet
2-pet limit, weight up to 45 lb.
Breed restrictions apply

ADDITIONAL INFORMATION
Washer/dryer connections available in select units

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

HOURS
M–F 9 to 6, Sat 10 to 5, Sun Closed
Summer Hours 9 to 7

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
Mission Bay
3378 Mission Lake Drive, Orlando, FL 32817
+1.407.679.6880  +1.407.679.3220 fax

AMENITIES
• Fully equipped fitness center
• 2 lighted tennis courts
• Indoor air-conditioned racquetball court
• Sand volleyball court
• Waterfall pool
• Community activities
• Private garages available
• Florida sunrooms
• Private entrances
• Ceiling fans
• Interior storage
• Washer/dryer included in every unit
• Pets welcome
• Water/sewer not included in the rent

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

APPLICATION FEES
$50 application fee and $150 holding deposit (can be applied to administration fee)
$50 application fee for cosigners

PET DEPOSITS / FEES
$300 (non-refundable) pet fee
$20/month pet rent per pet
Breed restrictions apply
Maximum 2 pets per unit

ADDITIONAL INFORMATION
Renters insurance is required
Optional Features:
Lake view $20/month
Wood view $15/month
Garage $90/month

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

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

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
The Park at Napoli
3733 N. Goldenrod Rd., Winter Park, FL 32792
1.407.677.7070 1.407.657.5875 fax

AMENITIES
- Gated 24 hours/day
- 2 sparkling pools with sundecks
- Heated spa
- Newly renovated 24-hour fitness center
- Lighted tennis court
- Playground
- Picnic areas
- 24-hour laundry facility
- Lush landscaping
- Full-size washer/dryer in all units
- Private patios/balconies
- Ceiling fans
- Walk-in closets
- Breakfast bar
- Wi-Fi at the clubhouse pool
- Water/sewer and pest control included in the rent

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

APPLICATION FEES/ SECURITY DEPOSITS
$150 application fee for household/
$200 administration fee

PET DEPOSITS / FEES
$325-500 (non-refundable) pet fee
Up to 50 lb.
$15/month pet fee
Breed restrictions apply
Maximum 2 pets

ADDITIONAL INFORMATION
Flat rate for water/sewer/trash/pest control, $40-$60 depending on apartment size.

WEBSITE
www.theparkatnapoli.com

HOURS
M-F 9to 6, Sat 10 to 5, Sun Closed*
* Open on BTS Sundays by appt. only

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
Solis at Winter Park
7502 Sun Key Boulevard, Winter Park, FL 32792
+1.407.677.8884 +1.407.677.8233 fax

AMENITIES
• Gated community
• Business center
• Media gaming center
• Designer interiors
• Stainless steel appliances
• Washer/dryer included in every apartment
• Water/sewer included
• 2 swimming pools
• 2 lighted tennis courts
• Lighted sand volleyball and basketball courts
• Several picnic and BBQ grills
• Jacuzzi
• State-of-the-art fitness facility
• 2 indoor racquetball courts
• Bike racks on property
• On-site courtesy officer
• Monthly resident activities
• Dog park

LOCATION
Located off of Goldenrod Rd., 1 mile east of campus

APPLICATION FEES
$50 application fee per applicant and cosigner
$125 (non-refundable) administration fee

PET DEPOSITS / FEES
$400 ($100 refundable) per pet
Maximum 2 pets, no weight limit
Breed restrictions apply
$15/month pet rent per pet

ADDITIONAL INFORMATION
Vaulted ceilings: $15/month
Lake view: $25/month
Renters insurance is required
Please call to ask about our specials

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

HOURS
M–F 9 to 6, Sat 10 to 5, Sun closed

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
AMENITIES
• Washer/dryer included
• Gated community
• Networked computer outlets
• 24-hour fitness studio
• Detached garages/storage available
• Picnic and barbecue area
• Resort-style pool
• 24-hour business center
• Planned resident activities
• Clubhouse with coffee café
• Tennis court
• Valet trash service
• Water/sewer not included in rent

LOCATION
Located off of Greencastle Blvd., 2 miles north of campus

APPLICATION FEES
$50 per applicant
$35 per guarantor

PET DEPOSITS / FEES
$200 For first pet
$150 for second pet
Additional rent: $20/month; $10/month for second pet
Up to 2 pets allowed per apartment home

ADDITIONAL INFORMATION
Garages—$75/month
Additional storage—$20/month
Prices based on availability and are subject to change
Full Sail specials: $100 off administrative fee; $100 off security deposit
Renters insurance is required
Call apartment complex for specials

EMAIL
www.bhmanagement.com
stonecastle@bhmanagement.com

HOURS
M–F 9 to 6, Sat 10 to 5, Sun closed

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
Tealwood Parke
4704 Lucier Court, Winter Park, FL 32792
+1.407.679.2555  +1.407.679.1289 fax

AMENITIES
- Water/sewer included
- Washer/dryer in all homes
- Sparkling swimming pool
- Gourmet kitchen with large window
- Outside storage
- Private patios and balconies
- Private, sheltered entry

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

APPLICATION FEES
$75 per applicant
$199 administrative/reservation fee

PET DEPOSITS / FEES
$300 (non-refundable) fee per pet,
plus $300 (refundable) pet deposit

Maximum 2 pets per household
Combined weight limit of 50 lb.
Breed restrictions apply

ADDITIONAL INFORMATION
Vaulted ceilings—$10/month
Lake view—$30/month
Non-road view—$10/month
Upgraded—$30/month
Pond view—$20/month
Wood laminate flooring—$10/month

Call for specials or to make an appointment

WEBSITE
www.tealwoodparkeapartments.com
leasing@tealwoodparke.com

HOURS
M–Th 9 to 5:30, F 9 to 5, Sat & Sun: Closed
Vintage Winter Park
7490 Dwell Well Way, Winter Park, FL 32792
+1.407.624.4848

AMENITIES
• Brand new construction—opened October 2018
• Elevator access in all buildings
• Bike lockers and repair center with community
• Bike-sharing program
• 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 per household

PET DEPOSITS / FEES
$350 and up (non-refundable)
Breed restrictions apply / No size restrictions
Maximum 2 pets
$15/month pet rent per animal

ADDITIONAL INFORMATION
Call for more information about Full Sail student specials

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

HOURS
M–F 8:30 to 5:30, Sat 10 to 5, Sun 1 to 5

*Prices change daily based on current market availability. Please call apartment staff for current pricing. Refer to important information section at the front of the guide.
Whisper Lake
3250 Whisper Lake Lane, Winter Park, FL 32792
+1.407.677.0005  +1.407.677.0298 fax

AMENITIES
• Grocery delivery service on property twice a month (www.schwans.com)
• Game room
• Business center with printers and high-speed Internet
• Spectacular waterfront swimming pool
• Lighted tennis and racquetball courts
• Volleyball court
• 24-hour express maintenance
• 24-hour fitness center
• Washer/dryer connections in all 2-bedroom units
• 2 clothes care centers
• Basketball court
• Scenic views of the lake

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

APPLICATION FEES
$75 application fee per person or married couple
$250 administration fee

PET DEPOSITS / FEES
$400 (non-refundable) fee
Maximum 24 inches tall, breed restrictions apply
Maximum 2 pets per unit

ADDITIONAL INFORMATION
$30–40 flat rate for water/sewer, depending on apartment size
$10 off monthly rent for Full Sail students

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

HOURS
M–F 8:30 to 5:30, Sat 10 to 5, Sun 12 to 5

GARDEN UNIT
1 Bedroom, 1 Bath
750 sq. ft.
$1060

GARDEN UNIT
2 Bedroom, 2 Bath
1050 sq. ft.
$1375

LOFT
2 Bedroom, 1 Bath
1000 sq. ft.
$1209

LOFT
2 Bedroom, 2 Bath
1000 sq. ft.
$1299
Title IX

Full Sail University complies with the guidelines and requirements of the Title IX, Educations 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 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 or 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 action against anyone reporting or participating in an investigation of Title IX allegations)

Reporting

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**
Area
RETAIL

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

Lotte Plaza | Korean Supermarket
3191 W COLONIAL DR.
ORLANDO, FL 32808
407-499-1115

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

*Prices are provided for reference only and may change based on availability, time of year, or other factors. Please call complex for current pricing.