



Greetings!

Thank for your recent interest in Campus Corner Apartments (CCA), Green River Community College's on-campus housing option. Enclosed you will find: an application, an information sheet, a guaranty of lease form with instructions, and the contract terms. You will also find information on the amenities included in your apartment, as well as floor plans for our two apartment styles.

The application, information sheet, and guaranty of lease forms will need to be completed and returned with a check or money order for \$100 made payable to 'GRCC Student Village, LLC.' This is a non-refundable application fee, we cannot guarantee placement. When everything is returned, you will be placed on our interest list for the quarter indicated on your Application. Once we have verified that a space will be available to you we will send you a welcome letter and contract packet with instructions on what to return to us. Space is on a first come first serve basis so we encourage you to apply early.

Our mission, at CCA, is to provide a safe, respectful, diverse community that promotes student's personal and academic growth through outstanding student service, staff expertise and a strong partnership with Green River Community College. We understand the unique needs of students and work very hard to help you connect with your fellow residents, as well as with Green River Community College. We want you to feel like CCA is your home away from home, and as such, a great place to live and learn. We have Resident Assistants who are available 24/7 to help you with anything from a personal crisis to being locked out of your room. They also plan great activities to help you meet others at CCA and have a little fun in the process. We also have two professional management staff trained in community building, crisis management, and many other areas that will assist you in having a successful, fun, and educational experience.

We feel that all of these things combined put us at the head of the pack for your student housing needs. If you should have any questions or want to have a tour at CCA, please contact our office at 253-876-0700 or [studenthousing@greenriver.edu](mailto:studenthousing@greenriver.edu). We will be happy to answer any questions you may have.

Once again, thank you for your interest.

Sincerely,

A handwritten signature in black ink that reads "Debbie Daniels".

Debbie Daniels  
Director of Student Housing and Residence Life



## TOP 10 REASONS to live at CCA!

*"My Home Away from Home"*

- 1-Rent includes everything you need:  
Electricity, Cable TV, High Speed Internet, Water, Telephone with voicemail,  
& Monthly Common Area Cleaning.  
No splitting additional bills with roommates because it's all included!
- 2-On campus location —No driving and searching for a place to park!  
It is a 5 minute walk to class! Arrive on time every day!
- 3-Fully furnished apartments include: couch, plush chair, dining table w/ chairs, end tables, XL twin bed, chest of drawers, and desk w/ chair.  
Each resident has a *private* bedroom with individual heat control.  
Enjoy 3 roommates & still have your privacy!
- 4-Kitchen includes appliances: dishwasher, refrigerator, stove, microwave, & garbage disposal. No additional cost for appliances!
- 5-Security on call 24 hours a day, 7 days a week  
GRCC Campus Safety & Resident Assistants are just a phone call away!
- 6-Designated outdoor smoking areas within the community  
No smoking allowed in any unit.
- 7-Residents can choose Quarterly (3 month), Academic (6, 9 month), or Full Year (12 month) Contracts  
Choose a lease that works best for you!
- 8-Located next to the Bus Stop  
It's so easy to travel to Auburn stores and surrounding areas!
- 9-Mail & packages delivered to centralized location for easy pick-up  
No tracking down the delivery man, just come to the CCA office to get your package.
- 10-Laundry facilities within the community  
No traveling to laundromats!

### **Office Hours:**

Monday-Thursday 8 am- 8 pm

Friday 8 am-5 pm

Saturday 10 am-2 pm

*\*tours available M-F from 9-5*

### **Call or Come by today!**

We have a rolling application process.

If there is space, you can move in!

**Phone: (253) 876-0700**

*Located on the corner of the GRCC campus at the stop light*

<http://www.greenriver.edu/Housing>





# CAMPUS CORNER

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## A P A R T M E N T S

The Campus Corner Apartments are contemporary apartments offered exclusively to students attending Green River Community College. Combining the convenience of an on-campus location with the comfort of apartment living. The Campus Corner Apartments offers GRCC students many features and amenities to meet their unique needs.

### **Unit Features/Amenities**

- Individual leases
- All utilities are included (electric, water, sewer, garbage, cable, telephone & internet)
- Each unit has 4 Private Bedrooms, 2 Bathrooms, Common Area Kitchen and Living Room.
- Each bedroom is furnished with a bed, desk, chair, & dresser.
- CATV jack and telephone jack for each bedroom and each common living area
- The Common areas are furnished with: a sofa, arm-chair, coffee table, end table, Entertainment center (electronics i.e.: TV, stereo are not included), dining table and chairs.
- Fully equipped modern kitchens with dishwasher, refrigerator, garbage disposal, stove and microwave (Students must provide their own kitchen utensils, small appliances, linens, and decorations.)

### **Community Features / Amenities**

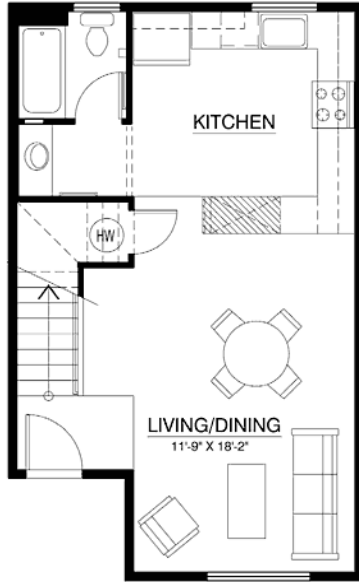
- On-campus location
- Convenient campus parking
- Professional management and residence life programs on-site
- Community Center with administrative offices, laundry facilities and mailboxes
- Student lounge with study tables, sofas and chairs, a big screen TV, and a kitchen area
- Package pick-up is available at the leasing office

Living amongst your peers will give you an opportunity to reside in a dynamic learning environment. It is more than a place to eat and sleep—it's a place to meet, live and interact with interesting people from interesting places; to listen to music, read books, write papers, and discuss assignments with classmates. Living at the Campus Corner Apartments provides you an opportunity to experience community, personal growth, and the development of special friendships.

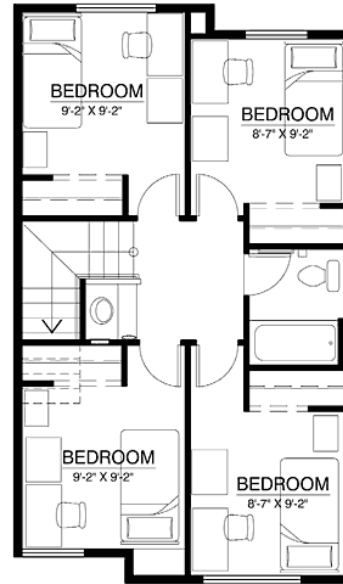


# Campus Corner Townhouse Floor Plan

66 Total Units in the Townhome Floor Plan (264 beds)



Downstairs



Upstairs

# Campus Corner Flat Floor Plan

19 Total Units in the Flat Floor Plan (76 beds)



Flat Unit





31920 124<sup>th</sup> Ave SE, Auburn, WA 98092  
Office (253) 876-0700/Fax (253) 876-3610  
Email: [studenthousing@greenriver.edu](mailto:studenthousing@greenriver.edu)  
<http://www.greenriver.edu/housing>

## 2009-2010 Housing Costs

Housing costs are determined by the type of contract that you sign.  
Two contract types are available: Quarter Only, and Full Year.

### Quarter Only

Spring 2010 Quarter  
*First Day of Occupancy: March 22, 2010*  
*Last Day of Occupancy: June 15, 2010*  
Total Cost: \$2,040

**Payment is due at move in March 22, 2010.**

### Full Year

Spring 2010, Summer 2010  
*First Day of Occupancy: March 22, 2010*  
*Last Day of Occupancy: August 14, 2010*  
Total Cost: \$3,660

**Quarterly Payments** include a \$160 discount on the final installment.  
\$1,840 due March 22, 2010  
\$1,660 due June 16, 2010

**Monthly Payment Option** includes (6) equal installments as follows:  
\$ 1,220 due March 22, 2010                      \$ 610 due July 1, 2010  
\$ 610 due May 1, 2010                            \$ 610 due August 1, 2010  
\$ 610 due June 1, 2010

Customized Payment Plans are available for all contract types upon request.





# RENTAL APPLICATION

31920 124<sup>TH</sup> Ave SE, Auburn, WA 98092  
Office 253-876-0700~Fax 253-876-3610  
Email: studenthousing@greenriver.edu  
www.greenriver.edu/housing

Name of Applicant \_\_\_\_\_ Cell Phone (\_\_\_\_) \_\_\_\_\_

Permanent Home Address \_\_\_\_\_  
(Street #) (Street) (Apt #) (City) (State) (Zip)

Home Phone (\_\_\_\_) \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_ Gender: Male Female

Student ID Number # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Social Security Number # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Email Address: \_\_\_\_\_ Driver's License #: \_\_\_\_\_

How did you hear about us? (check one): Referral IP Signage Website # of Credits \_\_\_\_\_

Beginning Quarter of Occupancy (check only one): FALL WINTER SPRING SUMMER Year: 20 \_\_\_\_\_

Have you ever been convicted of a felony? Yes No

### In case of an emergency please list parent or guardian information:

Name: \_\_\_\_\_ Home Phone (\_\_\_\_) \_\_\_\_\_

Address \_\_\_\_\_  
(Street #) (Street) (Apt #) (City) (State) (Zip)

Work Number: (\_\_\_\_) \_\_\_\_\_ Cell Phone (\_\_\_\_) \_\_\_\_\_

Nearest Relative Not living with you \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_

**Applicant is required to pay a non-refundable application fee of \$100.00 at the time of application regardless of placement or non-placement. Payable by check, money order, debit/credit cards. Make checks payable to: GRCC Student Village LLC.**

**Capstone Management reserves the right to place roommates into un-leased bedrooms, relocate you to another unit, or cancel your lease.**

**I, the Undersigned Applicant, have read and agree to all provisions of this application. I have read and fully understand the terms and conditions set forth in this application. I understand that this application is a part of my lease agreement especially those areas regarding fees. I hereby authorize the management agent to make any necessary investigation as to the information contained in this application. I understand that this investigation may include, but not be limited to, a credit report, verification of employment, past rental history, student judicial and police records. I, therefore, consent to this investigation, and I certify that all stated facts are true, and it is understood that any misrepresentation or omission may be cause for the management agent and/or owners to reject this application and/or terminate this contract. I have the right to make a written request within a reasonable period of time for a complete and accurate disclosure of additional information concerning the nature and scope of this report. I authorize the management agent to examine my criminal records and use the information as an additional basis to determine whether this application shall be approved or disapproved.**

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_





# RESIDENT INFORMATION SHEET

31920 124<sup>TH</sup> Ave SE, Auburn, WA 98092  
Office 253-876-0700/Fax 253-876-3610  
Email: studenthousing@greenriver.edu  
www.greenriver.edu/Housing

Applicant Name \_\_\_\_\_ SEX: M F AGE: \_\_\_\_\_  
(First) (Middle) (Last)

YEAR IN COLLEGE: 1 2 3 Field of Study: \_\_\_\_\_

### PERSONAL PREFERENCES OR CONSIDERATIONS

This section is used to help us in roommate matching only. These preferences do not guarantee a perfect match, but we will try our best to match you with people who have the same preferences.

Specialty Housing Preference:  Substance Free  24-Hour Quiet  No Preference

I Smoke:  Yes  No  Bothers me if others do

I Drink:  Yes  No  Bothers me if others do

Floor Plan Preference:  Townhouse  Flat  No Preference

I prefer:  Single Gender Housing  Co-Ed Housing  Either would be OK

My Personality:  Quiet/Studious  Easy Going  Outgoing  Party Animal

My Housekeeping Habits:  Immaculately Clean  Fairly Clean but don't mind a little mess  
 Very Messy/Slob

Daily Activities:  Watch Television  Listen to Music  Video Games  
 Get together with friends  Stay home  Study

GRCC Sports Team Member:  Volleyball  Softball  Baseball  Basketball  Cross Country

List any requested roommates:

1. Name \_\_\_\_\_

2. Name \_\_\_\_\_

3. Name \_\_\_\_\_

**OTHER CONSIDERATIONS** (hobbies, special interests, allergies, etc)

\_\_\_\_\_  
\_\_\_\_\_



Instructions for completing the Guaranty of Lease form:

- The Guaranty of Lease form needs to be signed by a parent or guardian over the age of 21.
- **This form must be notarized or the guarantor can be verified by coming to the CCA office with ID.** A notary public can be found at most banks, FedEx, Kinko's or legal offices. The form must be filled out in front of the notary. The notary will ask for proper identification such as: driver's license, state id, military id, etc...

Please be aware that if this form is not completed correctly, we cannot process your application.

## Suggested Area Notaries

### **All Around Secretarial**

253.833.1072 \$5/seal

111 5<sup>th</sup> Street NE

Auburn, WA

Open Monday through Friday from 8 AM to 4 PM (closed for lunch from 12-1 PM)

### **Copy It, Mail It**

253.630.6670 \$5/seal

27111 167<sup>th</sup> Place SE Suite 105

Covington, WA

Open Monday through Friday from 9 AM to 7 PM

### **Dollar Wise**

253.833.3100 \$10/seal

2816 Auburn Way N

Auburn, WA

Open Tuesday through Saturday from 9 AM to 5 PM

### **Fed Ex**

253.946.2679 \$10/seal

31823 Gateway Blvd.

Federal Way, WA

Open Monday through Friday from 9 AM to 5 PM

**\*\*Most banks will also notarize documents if you have an account with them\*\***

**GRCC CAMPUS CORNER APARTMENTS**  
**31920 124<sup>th</sup> Ave SE, AUBURN, WA**

**Continuing Guaranty of Lease**

FOR VALUE RECEIVED, and in consideration of and as an inducement for the execution of that certain Apartment Lease (the "Lease") between CAPSTONE ON-CAMPUS MANAGEMENT, LLC., as agent for GRCC Student Village, L.L.C., the owner of Green River Community College Student Village, as OWNER, and \_\_\_\_\_ as RESIDENT, regarding a portion of the property known as Green River Community College Campus Corner Apartments (the "Premises") with offices located at 31920 124<sup>th</sup> Ave. SE, Auburn, WA 98092; the undersigned Guarantor, either a parent, legal guardian, sponsor or indemnitor of Resident, hereby absolutely and unconditionally guarantees to Owner the full and prompt payment of all rent, additional rent, and any and all other sums and charges payable by Resident under the Lease, as well as the performance by Resident of all other covenants, terms, conditions and agreements of the Lease to be performed and observed by Resident. Guarantor hereby covenants and agrees that if default shall at any time be made by Resident in the payment of any such rent or the performance of the covenants, terms, conditions or agreements in the Lease, Guarantor will pay to Owner, within 10 days of Owner mailing notice of default to Guarantor, such rent and other sums and charges due to Owner, and perform and fulfill all of such terms, covenants, conditions and agreements, and will pay Owner all damages and expenses, including Owner's reasonable attorney's fees that may arise as a consequence of any default by Resident under the Lease or by the enforcement of this Guaranty. If more than one guarantor executes this Guaranty, their obligations herein shall be joint and several.

This Guaranty is an absolute, continuing and unconditional guaranty of payment and of performance. It shall be enforceable against Guarantor without the necessity of any suit or proceedings on Owner's part of any kind or nature whatsoever against Resident and without the necessity of any notice of nonpayment, notice of protest, notice of dishonor, notice of non-performance, presentment, notice of non-observance, notice of acceleration or acceptance of this Guaranty, or any other notice or demand, all of which Guarantor hereby expressly waives. Guarantor hereby agrees that the validity of this Guaranty and the obligations of Guarantor hereunder shall in no way be terminated, affected, diminished or impaired by reason of the relief of Resident from any of Resident's obligations under the Lease by the rejection of the Lease or the imposition of any stay in connection with proceedings under any bankruptcy law now or hereafter in effect or otherwise.

This Guaranty may be enforced against Guarantor without the necessity of recourse against Resident or any other person or entity. Guarantor consents that any proceedings to enforce this Guaranty or related rights may be brought in the State of Washington and Guarantor consents to personal jurisdiction of such State's courts and agrees that the venue of any action to enforce this Guaranty shall lie in King County, Washington.

This Guaranty shall be a continuing guaranty, and the liability of Guarantor hereunder shall in no way be affected, modified or diminished by reason of any assignment, renewal, modification or extension of the Lease or any subleasing of the Premises or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease, or by reason of any extensions of time that may be granted by Owner to Resident or by reason of any other accommodations, alterations, modifications or other indulgences granted by Owner to Resident, whether or not Guarantor has knowledge or notice thereof.

The Lease together with this Guaranty may be assigned by Owner without notice to Guarantor. An assignment by Owner of the Lease and/or the rents and other receipts thereof made either with or without Guarantor's knowledge or notice shall not release Guarantor from any liability hereunder. Guarantor shall be and remain unaffected (a) by any understanding or agreement that any other person, firm or corporation was or is to execute this or any other guaranty or any other document or instrument evidencing or guaranteeing the Lease; or (b) by resort on the part of Owner, or failure of Owner to resort, to any other security or remedy for the collection of amounts owed by Resident under the Lease; or (c) by the bankruptcy, insolvency, dissolution or incapacitation of Guarantor, Resident, or any other person, and in case of any such bankruptcy, the failure of the Owner to file a claim against such bankrupt's estate, or the failure of Owner otherwise to seek remedies as a consequence of such events.

All of the rights and remedies of Owner under the Lease or under this Guaranty are intended to be distinct, separate and cumulative, and no such right or remedy therein or herein shall be construed as a waiver or exclusion of any other right or remedy available to Owner.

This Guaranty shall be binding upon the heirs, administrators, executors, successors and assigns of Guarantor and shall inure to the benefit of the Owner, its successors and assigns. This Guaranty shall be governed by and construed in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Guarantor Information:

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Birth Date: \_\_\_\_\_

Telephone (cell) (\_\_\_\_\_) \_\_\_\_\_

\_\_\_\_\_  
GUARANTOR SIGNATURE

Telephone (home) (\_\_\_\_\_) \_\_\_\_\_

Telephone (work) (\_\_\_\_\_) \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Social Security #: \_\_\_\_\_

STATE OF \_\_\_\_\_, CITY/COUNTY OF \_\_\_\_\_ I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the subscriber, a Notary Public in and for the State and City/County aforesaid, personally appeared \_\_\_\_\_, who made oath in due form of law he/she/they executed the foregoing Guaranty for the purposes therein contained. My Commission Expires: \_\_\_\_\_ Notary Public/Witness \_\_\_\_\_

