

DIFFERENTIATOR	CCAMCA/BCA	BARD TOWNHOUSES	BRITTON COURT	COLLEGE PARK	DEERFIELD COMMONS
AGE OF PROPERTY	2008- TO NEWER	VARIABLES OLDER TO NEWER	OLDER	OLDER	3 YEARS OLD TO UNDER CONSTRUCTION
PROXIMITY TO CAMPUS	10 MINUTE WALK TO CAMPUS	8 MINUTE WALK TO CAMPUS	5 MINUTE WALK TO CAMPUS	ADJACENT TO CAMPUS	2 MILES FROM CAMPUS
MONTHLY RENT	BCA AVERAGE-\$540 A MONTH MCA/CCA AVERAGE-\$475 A MONTH	VARIABLES BETWEEN 12 MONTH LEASE SHARED ROOM \$235 AND 9 MONTH LEASE PRIVATE ROOM \$575	\$930 IF 3 OR LESS PEOPLE RESIDE IN UNIT. \$1040 IF 4 PEOPLE RESIDE IN UNIT.	2&3 BEDROOMS- SHARE ROOM \$250, PRIVATE ROOM \$500 1 BEDROOM- SHARE ROOM \$300, PRIVATE ROOM \$600	1 Bed/1 Bath is \$759 1 Bed + Den/ 1Bath is \$829 2 Bed/2 Bath is \$899 3 Bed/ 2 Bath is \$999
SECURITY DEPOSIT	\$300	\$150	\$930 OR \$1040 DEPENDING ON RENTAL AMOUNT.	ONE MONTHS RENT	ONE MONTH'S RENT
TIMING OF RENT	ADVANCE PAYMENT BEFORE EACH SEMESTER AND PREPAYMENT	ADVANCE FULL PAYMENT BEFORE EACH SEMESTER	MONTHLY	3 MONTHS AT A TIME	MONTHLY
NUMBER OF BEDROOMS	3, 4 Bedrooms	2,3,4 Bedrooms	3 Bedrooms	1,2,3 Bedrooms	1,2,3 Bedrooms
NUMBER OF BATHROOMS	3, 2 Bathrooms	varies	1 Bathroom	1,2 Bathrooms	1,2 Bathrooms
COMPLETELY FURNISHED LIVING ROOM	YES	NO- Limited furnishings, varies by floor plan	NO	NO- Pay \$50 a month to get furnished	NO- Pay double the rent if want furnished
FULL SIZE WASHER AND DRYER IN EACH UNIT	YES	NO- On-site Laundry Facility	YES	NO- On-site Laundry Facility	YES
APPLIANCES IN KITCHEN	Fridge/Stove/Dishwasher/Microwave	Fridge/Stove/Dishwasher/Microwave	Fridge/ Stove	Fridge/Stove/Dishwasher/ Microwave	Fridge/Stove/Dishwasher/Microwave
PRIVATE BEDROOM W/ ELECTRONIC KEYPADS	YES	NO	NO	NO	NO
MAIN ENTRANCE ELECTRONIC KEYPADS	YES	NO	NO	NO	CARD- CONTROLLED ACCESS

UTILITIES INCLUDED	Water/Sewer/Trash/ Electric/High Speed Internet/Cable/Central Air HVAC System	Water/Sewer/Trash/Internet/  Electric	Water/Sewer/Trash	Water/Sewer/Trash/  Internet/Cable/Electric	Water/Sewer/Trash
ELECTRIC ALLOWANCE	\$40	\$40	PAY ON OWN	2-3 BEDROOM- \$50 PER ROOM 1 BEDROOM- \$75 PER MONTH	PAY ON OWN
24 HR MAINTENANCE STAFF	YES	YES	YES	YES	YES
SPRINKLER SYSTEMS	YES	YES	YES	YES	YES
ALL ROOMS HARDWIRED FOR INTERNET ACCESS	YES	NO- ONLY IN BEDROOMS,  NOT LIVING ROOM	YES	YES	YES
PHONE AND CABLE JACKS IN LIVING ROOM AND EACH BEDROOM	YES	YES	YES	YES	YES
ADA COMPATIBLE FIRST FLOOR	YES	NO	NO	YES	YES- W/ ELEVATOR ACCESS IN FOUR STORY
CAMERA SURVEILLANCE IN PARKING LOTS AND WALKWAYS	YES	NO	NO	NO	NO
ON-SITE PARKING	YES	YES	YES	YES	YES
OPEN REC AREAS	YES	YES	YES	YES	YES
COMMON BREEZEWAY DECKING	YES	NO	YES	NO- HAVE FIRST FLOOR PATIO AND SECOND FLOOR BALCONIES	NO- HAVE FIRST FLOOR PATIO AND UPPER FLOOR BALCONIES
CARPET THROUGHOUT	YES	YES	YES	BRAND NEW	YES
TILE IN FOYER, BATHROOM, KITCHEN	YES	IN VARIED UNITS	YES	YES	YES
SUMMER RENTALS	\$895 FULL SUMMER	\$575 A MONTH	SAME AS MONTHLY RENT	1 Bedroom- \$500 full summer 2 Bedroom- \$600 full summer	12 MONTH LEASE- OR SHORT TERM LEASE IS ANOTHER \$100 PER MONTH

STORAGE RENTALS	FREE STORAGE IF SIGN FOR SAME APARTMENT	NO	NO	NO	NO
PETS ALLOWED	NO	YES	YES	NO	YES