

Middlebrooke Townhome Rental Policies

Description

Ave Maria University owns and operates 39 units in the Middlebrooke Town Homes located in the town of Ave Maria. Twenty-nine of these units are two-bedroom homes, and ten are three-bedroom. AMU leases these homes to qualifying individuals for a nine-month or twelve-month term. The following policies are subject to change at any time by the University Administration.

Priority Tenant Housing

Individuals eligible to lease the AMU Middlebrooke units are:

- AMU Graduate Students (PhD.)
- AMU Graduate Students (Masters)
- AMU Undergraduate Students (Married)
- AMU Undergraduate Students (*23 years of age & older*)
- AMU Faculty and Staff (allocated units set aside)

** Waiting lists will be established for those qualified individuals desiring to live at Middlebrooke. Leases will be offered to these individuals as units become available on a “first-come, first-served” basis. Remaining units may be made available to individuals not affiliated with AMU.

Middlebrooke Rental Policies

- 1) Semester or Monthly Billing:
 - a. All graduate and undergraduate students will have their Middlebrooke housing charges processed through the Ave Maria University Business Office in the same fashion as tuition, and on-campus room and board billing. Payment will be due on the semester due date published by the Bursar’s Office.
 - b. All AMU Faculty and Staff have a bi-weekly payroll deduction set-up through HR.
- 2) If a student or staff members qualification to live in Middlebrooke changes during the term of the housing agreement (i.e. withdrawal or dismissal from AMU), the student will be required to terminate their housing agreement and vacate the unit.
- 3) No Smoking inside the unit.
- 4) Cooking grills must be used at least 10 feet from the building and may not be stored on the front porch.
- 5) NO PETS
- 6) SEMI-ANNUAL inspections of units will be scheduled in advance (about 1-2 times per semester)

Middlebrooke Pricing – 2022-2023 Academic Year

Utilities (water & electric) are included in all of the above rates. The unit is also equipped with all major appliances. ***Internet and Basic Cable would need to be purchased separately through Comcast Xfinity.***

1.) INDIVIDUAL ROOM (unfurnished & shared unit)

a. 2-bedroom Townhome

- i. The Semester Rate will be \$3825.00 per resident.
- ii. The Summer 2023 rate for students will be \$850.00/month per resident.
- iii. The Monthly rate for Faculty or Staff will be \$850.00/month per resident.

b. 3-bedroom Townhome

- i. The Semester Rates will be \$3262.50 for the master room and \$2,925.00 per room for the two smaller rooms with a shared bathroom.
- ii. The Summer 2023 rates will be \$725.00/month for the master room and \$6050.00/month for the two smaller rooms.
- iii. The Monthly rates for Faculty or Staff will be \$725.00/month for the master room and \$650.00/month for the two smaller rooms.

**All individual student tenants of a unit must be of the same gender*

2.) INDIVIDUAL ROOM (furnished & Shared Unit)

a. 2-bedroom Townhome

- i. The Semester Rate will be \$4750.00 per resident.

b. 3-bedroom Townhome

- i. The Semester Rates semester rate will be \$4750.00 for the master bedroom and \$4,300.00 for the two smaller rooms.

**All individual student tenants of a unit must be of the same gender.*

3.) MARRIED/FAMILY (Full Unit)

a. 2-bedroom Townhome

- i. The Semester Rate will be \$7650.00 per family.
- ii. The Summer 2023 rate will be \$1,700.00/month per family.
- iii. The Monthly rate for Faculty or Staff will be \$1,700.00/month per family.

b. 3-bedroom Townhome

- i. The Semester Rate will be \$9112.50 per family.
- ii. The Summer 2023 rate will be \$2,025.00/month per family.
- iii. The Monthly rate for Faculty or Staff will be \$2,025.00/month per family.

Two-bedroom home:



- 1,163 Square Feet
- 2 Bedrooms / 2 Baths / 1 Half Bath (no bathtubs. Two showers)
- 2 Stories
- Covered Lanai
- Kitchen with appliances
- Large Great Room
- Washer and dryer

Three-bedroom home:



- 1,395 Square Feet
- 3 Bedrooms / 2 Baths / 1 Half Bath (one bath tub and one shower)
- 2 Stories
- Upstairs Owner's Suite with Walk-In Closet
- Kitchen with appliances
- Large Great Room
- Washer and dryer
- Covered Lanai