

The Reserve at the Falls

K.C. Bethscheider Resident Manager
740-566-4400 Office

29 University Estates Blvd

Athens, Ohio 45701

<http://www.thefallsapartmentsathens.com/>

The Lindley 1 Bedroom

Lower Level	\$1025.00
Second Level	\$1025.00
Third Level	\$1050.00

The McGuffey 2 Bedroom

Lower Level	\$1285.00
Second Level	\$1285.00
Third Level	\$1310.00

The Irvine 2 Bedroom

Lower Level	\$1320.00
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The Wilson 2 Bedroom

Second Level	\$1325.00
Third Level	\$1350.00

The Royors 3 Bedroom

Lower Level	\$1515.00
Second Level	\$1515.00
Third Level	\$1540.00

AMENITIES

Streaming Cable Service
Fiber Broadcast Wi-Fi
W/D Hook-ups in unit

Pet buildings 33/31/27/23
Non-pet Buildings 17/19/21/25

Clubhouse with:
Media Room WiFi
24 Hr Cardio/Weight room
Large Gathering Room:
Fireplace & Kitchen
Heated Swimming Pool

Scenic Views
Water Falls Feature
Near OU Campus Adjacent
to bike trail

Total cost reminders:

- Tenants pay Water/Electric**
- W/D rental 50.00 (if available)**
- Mandatory Renter's insurance**
- Pets 300 non-refundable fee per pet**
- 25.00/Month per pet & 2 pet max**
- Deposit- One month's rent**