

Notice of Move-In – Important Information

Dear Resident:

Your move-in day is approaching and we need to be sure that you are aware of everything that will be happening on that day!

Move-in day can be hectic so we want to try and take away as much stress as possible. We offer Fast Pass move-in options for your convenience. In order to qualify for this option, **you must have a completed file and must make sure that your initial monthly installment/other charges are paid at least 2 weeks prior to move-in.** Should you not qualify for a fast pass, you will likely have to wait in line to complete the check-in process to receive keys.

- For details about the move-in schedule, please refer to the [Move-In Procedures](#). We also encourage you to review the [Move-In Map](#) for details about where to go/park, etc.
- Completed files include the following as applicable:
 - Proof of utilities (power/water) being placed into the resident's name, if applicable. Please refer to the [Utility Info Document](#) for specific steps you will need to take.
 - We also require that all residents have liability insurance coverage. Please review [Insurance Coverage Information](#) for detail on how you can satisfy this requirement.
 - Monthly installments may be paid online through our Resident portal with an e-check, eMoney Order, or a debit/credit card (fees apply). Please view the info about our [Mobile App](#). You may also pay via check in the office or via mail.
 - Animal Registration – all residents must complete the pet profile even if you do not have a pet. Please review the [Pet Registration Flyer](#).
 - **IN ORDER TO RECEIVE YOUR KEYS ON MOVE-IN DAY, YOU MUST PROVIDE PROOF THAT YOU'VE SUCCESSFULLY SIGNED UP FOR UTILITY BILLING, HAVE ALL LEASE PAPERWORK COMPLETED AND APPROVED, AND ALL UP-FRONT FEES & FIRST MONTH'S MONTHLY INSTALLMENT MUST BE PAID IN FULL. WE RECOMMEND COMPLETING ALL OF THIS PRIOR TO YOUR MOVE-IN DAY.**
- When you move in, we will issue you key(s), passes, and any codes required to access the amenities, your home, and your bedroom. You will also be provided with a move-in inspection report electronically. You will have **48** business hours to return the inspection report to our office. Any damages listed on the inspection **will not** be charged to your account at the end of your contract term (per management's acceptance).
- Uhauls are not permitted in the garage at any time due to low clearance. If you illegally enter our garage with a Uhaul or other similar sized moving trucks, you will be responsible for all sprinkler head, pipe, or concrete damage. Parking space for Uhauls can be found in the front of the building or side on a first come, first served basis. The property is not responsible for any ticketing, towing, etc on city streets, so please be sure to follow instructions on all street signs.

- Prior to your move-in, we recommend that you reach out to your future roommates to coordinate who will be bringing what to your new home. Here is a list of what is provided and [What You Need](#) to bring with you. Whether you are moving in with friends or making new ones through our Roommate Matching program, living with someone can be an adjustment. We encourage you to review these [Tips for Getting Along With Your Roommate](#) ahead of time and as a group.
- Lastly, to keep you connected with your campus, we have collected [University Resources](#) that students are known to utilize during the academic year.

We can't wait to see you on Move-In Day! If you have any questions, please let us know.

Sincerely,

Your Management Team

MOVE-IN PROCEDURES

Your move-in day is approaching, and we need to be sure that you are aware of everything that will be happening on that day! Your contract begins on **August 19th, 2023**. Unless you have signed all documentation and made required payments for the early move in option, the move-in day listed above is the earliest that the unit will be available for move-in.

What to Expect on the Move-In Day:

- Please arrive at **The Standard at Coral Gables** no earlier than **9:00 AM**. When you arrive, please park in our parking garage, which is on the Venera Avenue side. To make the move-in process as smooth as possible, we have created time blocks for your arrival. The time blocks are based on your unit number. Please see below.

TIME	[AREA/BUILDING/FLOOR]
9:00 AM	FAST PASS ONLY FLOORS 9 & 2
10:00 AM	FAST PASS ONLY FLOORS 8 & 3
11:00 AM	FAST PASS ONLY FLOORS 7 & 4
12:00 PM	FAST PASS ONLY FLOOR 5
1:00 PM	FAST PASS ONLY FLOOR 6
2:00 PM	NON-FAST PASS CHECK-IN
5:00 PM	OFFICE CLOSED, NO MOVE-INS PAST 5 PM

- On move-in day, we will verify that the full month's installment, fees, and any outstanding paperwork is complete before giving out keys. Keep in mind we will only accept certified checks, no cash nor money orders. If you pay online before you come, please bring a copy of the online confirmation. Please note that your first month's installment is due no later than **08/01/2023**. Please be sure all fees and your 1st month's installment are paid on time as it will ensure your unit is secure and you are ready for move-in day.
- Resident is responsible for the following utilities: **Water/Sewage (based on usage), Electricity (based on usage), and Valet Trash (Valet Trash will be billed directly on your resident portal. Water/Sewage and Electricity will be billed through Simple Bills. There will be a onetime \$65 utility start up fee which will be posted once you move-in. This is the utility admin fee. See the utility info page for steps you must take prior to moving.**
- When you move in, we will issue you key(s), passes, and any codes required to access the amenities, your home, and your bedroom. Our staff will provide you with the electronic move-in inspection report. You will have 48 business hours to submit the inspection report online. Any damages listed on an inspection will not be charged to your account at the end of your contract.

If you have any questions about missing paperwork, the amount you owe, etc., please contact our office at 786-623-6303, email us at info@thestandardatcoralgables.com, or send us a text at 786-652-6054.



Utilities Made Simple with SimpleBills

Here's How Simplebills Benefits You:

- ✓ Receive All Your Utilities in One Convenient Bill
- ✓ Receive Only Your Portion of the Utility Bills
- ✓ Never Forget About Your Bill with Our Helpful Reminders
- ✓ Manage Utilities Conveniently Online or Through the App
- ✓ No Utility Deposits or Set-Up Fees
- ✓ Build Credit By Paying Your Utilities

So What's Next?

1. Be on the lookout for an email containing your sign-in information. (Check your spam folder – just in case!)
2. Go to **SimpleBills.com** and sign in with your username and temporary password enclosed in the email.
3. Save a form of payment under “Payment Options.”
4. Agree to the SimpleBills terms of service. **You're all set!**

info@simplebills.com | **254.230.0199** |





We encourage healthy and responsible pet interactions for all residents, and we strive to create a community that welcomes everyone and ensures a pet-responsible environment. We use a third-party pet application service that is simple and secure while storing your pet's information in one place.

This service makes it easy for Pet/Animal Owners to share their animal records with their Housing Provider, pet groomers, doggy daycares, dog walkers, pet sitters, vets, pet friendly hotels, and more.

PRICING

- \$20 for an individual Pet Profile
- \$15 for each additional Pet Profile
- No charge (\$0) for an Assistance Animal Accommodation Request
- No charge (\$0) for a No-Pet profile

All profiles are active for one year upon completion.

HOW TO MAKE A PROFILE

Note: Individuals without pets must complete the online affidavit, while Pet/Animal Owners should gather the following to start:

- Vaccination Records
- Microchip Information
- Photos of Your Pet

1. Visit this link:

<https://thestandardcoralgables.petscreening.com/>

2. Review the policies and click the 'Start Here' button for No Pets, Household Pets, or Assistance Animals.

3. Enter your contact information, read and accept the Terms of Service, and click 'Create Profile'.

3. **Pet/Animal Profile:** Click on each section within the pet profile to enter details, upload photos and attach documents.

No Pet/Animal Profile: Complete the affidavit questionnaire.

4. **Pet Profile:** Click 'Proceed to Payment' at the top of the profile, enter payment details and submit.

Animal Profile: Click 'Submit for Review' at the top of the profile.

No Pet/Animal Profile: Click 'Finish' at the top of the profile.

5. Your active profile will be shared automatically with your housing provider.

WHAT YOU NEED

We know this process can be a bit overwhelming so we want to make it as easy as possible. Below you will find information about what is included in your unit and what you will need to bring with you. Be sure to let us know if you have any questions. Be sure to coordinate with your roommates on some of these items so that you don't duplicate them.

Your Unit is equipped with the following items:

- Refrigerator
- Stovetop/Oven
- Microwave
- Light fixtures
- Towel Rods in the bathrooms
- Toilet Paper Dispensers in the bathrooms
- Blinds on all windows/patio door

Your furniture package includes:

- Couch
- End Table
- Dining Room table and 4 chairs
- Full XL (queen sized sheets fit on these)
- Dresser
- Desk
- Desk Chair
- 50 inch Smart TV

We recommend that you bring the following items:

- Shower curtain
- Bedding – this means sheets, pillows and blankets
- Towels
- Plates, bowls, pots, pans, and other kitchen necessities
- Toiletries
- Vacuum
- Broom and dust pan
- Trash Can
- Decorations (hanging LED lights and adding wall paper WILL rip the paint off the walls, and as a result you will be charged for those repairs upon move out)
- Mop
- Cleaning supplies

10 TIPS FOR GETTING ALONG WITH YOUR ROOMMATES

1. Get to know each other.

You're going to be spending a lot of time with your roommate(s) and he or she is your first opportunity to make a new friend at **The Standard**. Take the time to ask and answer questions -- about family, hobbies, academic interests, etc. Who is this person? Some questions you can ask:

- My birthday is...
- The kinds of food I like to eat are...
- The things I do for fun are...
- What I like to do for exercise is...
- Some things I spend my money on...
- Some things about my family are...
- My major is (or may be)...
- Some things about my hometown/high school are...
- The way I feel about dating is...

2. Communicate.

Open and honest communication is key in building a positive and successful relationship. Take some time and talk to each other and let your roommate(s) know what is important to you. Talk about how you would like for all of you to communicate with each other and how you talk to others when there is a problem or conflict. Living together can be stressful and knowing how the other person operates means that you can resolve conflicts before they grow too large. Healthy relationships take work. Some issues you may wish to discuss include:

- The way I feel about loaning things is...
- The way I would like to decorate our apartment is...
- If something I do upsets you, you would...
- When I am unhappy or mad, I...

3. Be open and friendly.

Remember that all of you may be anxious and concerned about living with new people. Your roommate(s) may be experiencing the same issues and concerns that you are and may be under the same pressures. Talk to each other about what is important to you and things that may affect your relationship as roommates.

4. Define "neat."

Whether you're a neat freak or a slob, you have other people's feelings to consider. With a little give and take, you can each adjust accordingly and make your environment comfortable. You need to make sure that you all (1) agree to how you are going to keep the apartment, and (2) what you are going to do if one of you is not living up to your agreement.

5. Discuss visitation hours.

Talk about when it's okay and when it's not okay to have visitors in the apartment. Also discuss how often you all plan to have people over. Do you want your apartment to be a social center or a refuge from the crowds? How about opposite gender guests? When are they allowed in the apartment? Do you think you might have overnight guests? What are the rules for them?

- I would like to avoid having guests over at these times...
- If I feel that a visitor(s) overstays his/her welcome, we would handle it by...
- The way I feel about your friends using my things is...
- The way I feel about having people in the apartment when I am trying to study is...

6. Find an activity you can share.

There's nothing like having something in common to care and talk about. Do you both plan to go to the gym a lot? Maybe you can be workout partners. Perhaps you both enjoy a particular type of film, music, art, or hobby? Do you plan to join any clubs or student organizations? While you will not be spending all your time with your roommate(s), it doesn't mean you can't do some things together.

7. What about study times and habits?

Talk about how you prepare for classes and tests. Do you study in the apartment or in another place like the library, a study room, the student center? If you plan on doing most of your work in your cottage, talk about scheduling times so that you all can have quiet time. Let your roommate(s) know when you have a big test or assignment coming up so that he or she can give you space and quiet time.

8. Give each other space.

Togetherness is great, but too much of a good thing, sometimes that's not so great. You and your roommate(s) need time alone or with other friends. If that is not happening naturally, talk about it.

9. Are you okay with sharing?

Just because you are sharing an apartment, doesn't mean you may want to share other things. Talk about what you want to share and what you want of your own. Can you share clothes, CDs, appliances, food, etc.? Setting these boundaries early can avoid later conflicts.

10. Pet peeves & personal habits.

What is a big pet peeve for you? What is something that really bothers you? How do you deal with conflict? Do you yell, get quiet, nurse a grudge? You have the chance to talk in advance before you establish a relationship with these people – USE IT!

- The way I feel about loaning things is...
- The way I react when I am stressed out is...
- When I'm depressed I...
- Something that cheers me up when I am down is...
- I usually let people know I am angry by...
- I become easily annoyed by...

UNIVERSITY RESOURCES

- **Greek Life:** (305) 284-5353 / 1306 Stanford Dr
Website: dosso.studentaffairs.miami.edu/greek-life/index.html
Email: greeklife@miami.edu
- **Health Center:** (305) 284-9100 / 5555 Ponce de Leon Blvd
Website: studenthealth.studentaffairs.miami.edu/
- **Parking Services:** (305) 284-3096 / 5807 Ponce de Leon Blvd
Email: parking.gables@miami.edu
- **Bookstore:** (305) 284-4101 / 1306 Stanford Dr
Website: bkstr.com/miamistore/home
- **Office of Financial Aid:** (305) 284-6000 / P.O. Box 248187
Email: admission@miami.edu
- **Career Center:** (305) 284-5451 / 5225 Ponce De Leon Blvd
Website: hireacane.miami.edu/
- **Disability Resource Center:** (305) 284-2374 / 1307 Stanford Dr
Email: disabilityservices@miami.edu
- **Counseling Services:** (305) 284-5511 / 1307 Stanford Dr
Website: counseling.studentaffairs.miami.edu/
- **Dean of Students:** (305) 284-5353 / Whitten University Center #2250
Email: doso@miami.edu
- **Campus Event Calendar:** events.miami.edu
- **Diversity and Inclusion:** hr.miami.edu/working-at-the-u/diversity-and-inclusion/index.html
- **National Mental Health Resource:** 988 / Website: samhsa.gov/find-help/988



Download the ResidentPortal App today!



Visit ResidentPortal.com today
to learn more about the app!

One-stop app for all your needs!

The ResidentPortal App makes life easier! With it, you can quickly pay rent, submit a maintenance request, get announcements, communicate with your property manager, and get notified that a package has arrived. With ResidentPortal, you can take care of it all!



MAINTENANCE REQUESTS

Submit maintenance requests with pictures of the issues.



COMMUNITY

Have the office at your fingertips 24/7; check office hours, message with the property, and find out what's happening at your community!



MANAGE PAYMENTS

Schedule new one-time and auto payments, and ensure your rent will always be on time.



AND MUCH MORE!

Download the Resident Portal App today and have the office at your fingertips, 24/7.

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Valet Living Doorstep Collection Guide

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7 PM	7 PM	7 PM	7 PM	7 PM	7 PM	7 PM

Please Place Your Container Outside Starting at 5 PM



PREPARATION

- Bag and securely tie all waste
- Do not include sharp objects like broken glass or needles
- Double bag pet waste and place in trash to help prevent leaks and stains
- Bags must hold contents securely during transport, without ripping or leaking
- Bundle newspapers and magazines



COLLECTION

- Flatten all cardboard boxes and place outside
- If you have more than one bag, open lid and place the second securely-tied bag inside the container on top of the first bag
- Place your container, holding your securely-tied bag, outside your door during the two-hour window *before* collection starts, as listed above



RETURN & REPEAT

- Bring your container back inside your home by 9:00 AM the next morning
- Now, go have fun instead of going to the dumpster!

No-Service Holidays

New Year's Eve & New Year's Day
Easter Sunday
Memorial Day
Fourth of July
Labor Day
Halloween
Thanksgiving Day
Christmas Eve & Christmas Day

Get the App and Never Miss Trash Pick Up!



- Request a come-back from your Service Valet before he or she leaves your community
- Receive live collection notifications
- Get real-time schedules and trash collection tips

Scan the code
or text "Living"
to (813) 755-8755



Valet Living
Setting the Standard®

ValetLiving.com | (844) 807-9196



Valet Living
Doorstep®

Doorstep Collection Guide - Cardboard Boxes

Please flatten all boxes

Cardboard and paperboard boxes include but are not limited to the following:

- Cardboard moving/storage boxes
- Packaging boxes
- Cereal or other food boxes



Flatten all cardboard and paperboard boxes that do not fit inside the provided Valet Living container.



Place your flattened boxes outside with your Valet Living container to be picked up with your scheduled waste collection.

No-Service Holidays

New Year's Eve & New Year's Day
Easter Sunday
Memorial Day
Fourth of July
Labor Day
Halloween
Thanksgiving Day
Christmas Eve & Christmas Day



Valet Living
Setting the Standard®

Tell us how we're doing!
877-574-2587
Support@ValetLiving.com

[ValetLiving.com](https://www.ValetLiving.com)



Valet Living
Doorstep®

Valet Living Support - Contact Us

Three quick and easy options!



Email Us

Contact us directly at
Support@ValetLiving.com.

Or complete our contact form at
ValetLiving.com/Contact/Support.



Call Us

Call us at 877-574-2587.

For your convenience, live
representatives are available:

Sunday
4:30 PM - 10:30 PM (ET)
Monday - Thursday
9:00 AM - 10:30 PM (ET)
Friday
9:00 AM - 5:00 PM (ET)

Or leave a voicemail, and your
message will be returned
promptly.



Chat with Us

During regular business hours,
click on the "Chat Now" window
located in the bottom right
corner of your computer screen
on the Valet Living Support
webpage: [ValetLiving.com/
Contact](https://ValetLiving.com/Contact) or leave us a LiveChat
message during off hours.

No Service Holidays

Easter Sunday
Memorial Day
Fourth of July
Labor Day
Halloween
Thanksgiving Day
Christmas Eve & Christmas Day
New Year's Eve & New Year's Day



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Tell us how we're doing!
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