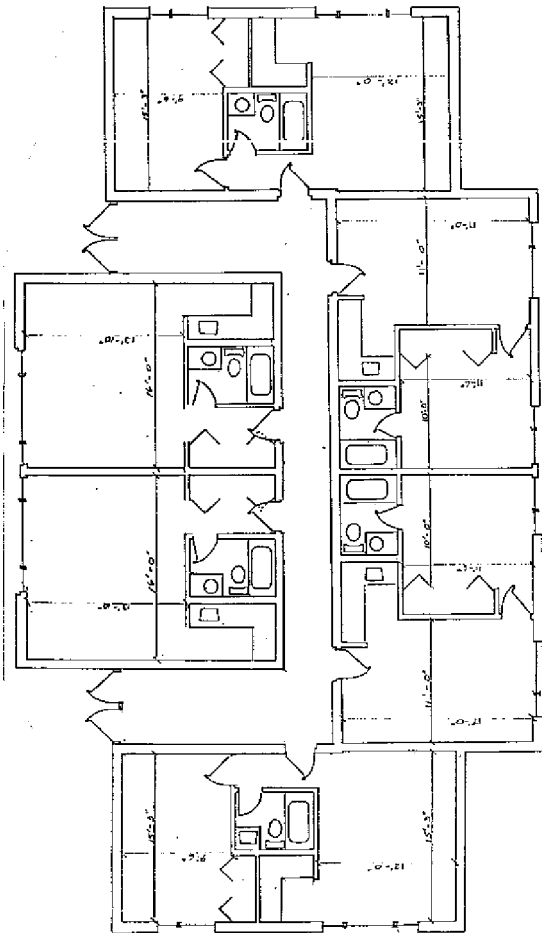




**Two Bedroom Floor Plan Not Shown
Third Floor Units Have Vaulted Ceilings**



Leasing Information

Lease Terms: Chalmers Manor Apartments are leased on 12 and 9 month leases. Both leases start in mid-August.

Lease Rates: We have some of the most affordable rental rates on campus and offer an exceptional value for your rental dollar. Two lease payment plans are available:

- * A 12 Month Lease
August 17, 2007 to August 8, 2008

- * A 9 Month Lease
August 17, 2007 to May 20, 2008

The 12 and 9 month leases utilize a payment plan where all of the rent is collected in eleven equal payments. The first payment is collected when the lease is signed, in addition to a security deposit of \$175 per person. The remaining ten payments are collected on the first of each month beginning in August. The final payment, therefore, is due on May first. Those on the 12 month lease plan will enjoy living in their apartment over the summer with no additional payments required.

**Chalmers Manor Apartments
Management Office:
401 E. Chalmers #123, Champaign
IL 61820
(217) 337-7990
FAX (217) 344-7991
imanager@illinimanor.com
<http://www.illinimanor.com>**

CHALMERS MANOR APARTMENTS

**105 E. Chalmers
Champaign IL**



Chalmers Manor, a three story, 17 unit student apartment building is located between First and Second Streets on Chalmers. This building has very spacious fully-furnished efficiency, one bedroom, and two bedroom apartments. The apartments feature huge closets with lots of storage space.

Well-designed and attentively managed for the serious student, Chalmers Manor enjoys one of the best reputations on campus. We cater to students who sincerely desire to concentrate on their scholastic goals. More emphatically, Chalmers Manor is NOT a party building.

Quiet Environment

Quiet Study Environment

Chalmers Manor is a quiet building, designed and managed for the serious student. Very bluntly, we try to avoid renting to students who play their stereos loudly, have noisy friends, or host large or loud parties -- Chalmers Manor is not the building for them. On the other hand, we welcome those who will contribute to the quiet and mature study environment of Chalmers Manor.

Laundry

A modern, well-kept, laundry is available for Chalmers Manor residents in the basement. Two washers and two dryers adequately serve the building's demand. We also have several vacuums available for your use.

Parking

We own and operate several spaces right behind the building. Each space is individually numbered and marked as private parking and a towing service is employed to promptly remove trespassing cars (at the space renter's discretion). The spaces are rented to our residents, on a separate contract, on a first requested--first served basis.

Bike Parking

Secure bike parking is a must for our tenants. Our racks are located inside the fenced area to the south of the building. Chalmers Manor residents receive free stickers to identify their bikes from those of trespassers. Unstickered bikes are removed to ensure ample room for our tenants.

Conscientious Management

Management

Professional, conscientious management. Owned and operated by Illini Manor. Our management office, #123, is located on the first floor of Illini Manor next to the laundry room. The office is open Monday - Friday for the needs and convenience of our residents. Tenants can see us to ask questions, report repairs, conduct lease and sublease transactions, or just visit. If our hours are not convenient, tenants can leave us a message either on our answering machine, under the office door, or email us at imanor@illinimanor.com and we will promptly contact them at a more convenient time.

Utilities

Chalmers Manor provides: Heat, Water, Sanitation, and Trash.

Telephone & Internet: Residents can subscribe for service with our local providers. Each apartment has the necessary jacks for phone and internet. Contact the appropriate company for estimates of installation and monthly service costs. Internet can be handled directly through our office. (Note: To use the intercom and remote opening feature of the security entrance system, the tenant will need working telephone service.)

AT&T 1-800-244-4444

AmerenIP 1-800-755-5000

Security Building

Security and Safety

Chalmers Manor is designed with few common walls. All common walls are 8" thick, and are insulated and double-studded for sound control.

A security entry system controls access to the building; and tenants with telephone service can communicate with visitors or deliveries at the front door. At their discretion, they can admit them to the building by pushing or dialing a one digit code on their telephone. **The building is locked 24 hours a day.**

Air Conditioning and Heating System

All of the apartments have wall air conditioner units. The heat system is hot water baseboard and this has many advantages. First and foremost heat is provided by the landlord. Tenants have total control of the temperature in the apartment, just by setting a wall thermostat. The thermostat controls the flow of hot water around the apartment, which is a very quiet and even method of heating. No noisy fans to blow dust, rumble, and squeak.

Internet

Every bedroom and the living room is wired for Internet. For a nominal fee, tenants can now connect to the U of I connection, and the Internet through our high speed internet connection. Internet contracts are signed in our office.