
Spacious Apartments

Bedrooms

The bedrooms are very spacious and expansive. They each have a huge closet with lots of storage space. The closets are equipped with bi-fold doors, which are 8 feet tall, and open wide to allow easy access to the double shelving above.

Laundry

A well-kept laundry room is available for Charmor residents in the basement. Two washers and two dryers adequately serve the building's demand.

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 separate contracts, on a first requested--first served basis.

Bike Parking

Secure bike parking is a must for our tenants. Our racks are located at the southeast side of the building. Charmor residents can receive free stickers to identify their bikes from those of trespassers. Unstickered bikes are removed to ensure ample room for our tenants.

Kitchens

The kitchens are modern with built-in dishwashers and microwaves and lots of cabinet space. Even a pantry is provided to ensure ample storage.

Living Room

A custom designed entertainment center is built into the living room wall. It is wired for cable TV, telephone, internet, and electricity. It also has attractive hidden valance lighting, which is conveniently operated by a wall switch.

Conscientious Management

Management

Over Charmor's entire history, we have enjoyed an excellent rapport and reputation with the Tenant's Union. We have also operated Illini Manor Apts. (130 units) since 1976 and have established an equally impressive track record there, of which we are quite proud. Our success is directly attributed to our conscientious approach and attention to detail. Our rental office is only two blocks away, at the corner of 4th and Chalmers, on the way to campus. Our management office, #123, located on the first floor of Illini Manor, is open Monday - Friday for the needs and convenience of our residents.

Central Vacuum

This is a feature usually only found in luxury, single family homes. Charmor, however, has had a central vacuum since it was built. Each apartment has their own vacuum hose and attachments. Just plug the hose in to turn it on. The hose should reach everywhere in the apartment.

Air Conditioning and Heating System

All of the apartments have central 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.

Show Hours

Show hours are by appointment only Monday-Friday from 10:00 a.m. to 4:00 p.m. Give us a call to schedule your showing!

Quiet Environment

Quiet Study Environment

Charmor has traditionally catered to grad students and academically oriented undergrads. We make it very clear before we sign a lease that Charmor is NOT a party building. Therefore, our residents are generally more mature and better neighbors than you'll find elsewhere on campus. We welcome those who will contribute to the quiet and mature study environment at Charmor.

FREE Internet

Every bedroom and the living room is wired for internet. Tenants can now connect to the U of I connection and the Internet through our **FREE** high speed internet connection.

Utilities

Unlike most 3-bedroom apartments on campus, we include most utilities. This makes it difficult to compare rental rates with our competition, but we are confident that we offer a much better value. At Charmor Apts, we include: INTERNET, 70 channels of Cable TV, Heat, Water, Hot Water, Trash Removal, and Sewer and Sanitary District Fees. We do not charge any of these back to the tenants as many landlords do.

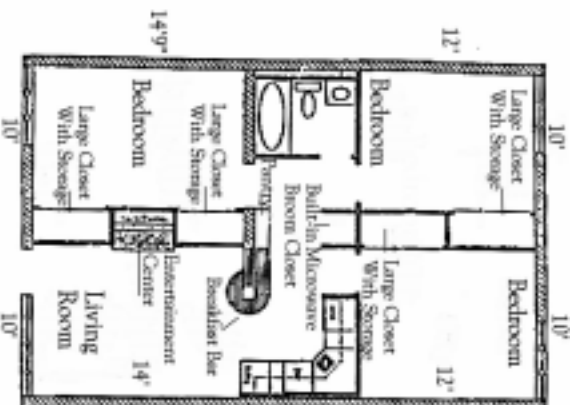
Power, Telephone: Residents can subscribe for service with our local providers. Each apartment has the necessary jacks. Contact the appropriate company for estimates of installation and monthly service costs. Each bedroom has its own telephone jack. The living room has two jacks and even the bathroom is wired. All extensions can use the same line, or the telephone company can provide up to 4 separate lines (phone numbers) for each apartment.

AmerenIP - 1-800-755-5000

<http://www.illinoispower.com>

AT&T - 1-800-244-4444

Typical layout of units. Measurements may vary slightly.



Leasing Information

The **12 Month Lease** is now designed on an accelerated payment plan where \$1404 is collected each month August through May, with no further payments required. This option in effect budgets or amortizes the summer rent over the first 10 months of the lease. This lease begins on August 18 and extends to August 9.

The **9 Month Lease** begins on August 18 and extends through May 20. The rate works out to \$1664.67 but the payments are only \$1362.

The table below outlines the two choices for Charmor Leases.

Lease/Payment Plans

	12 Month	9 Month
Payment 1 -		
Advance Rent	\$1404	\$1362
Per Person	\$ 468	\$ 454
Security Deposit		
Per Person	\$ 175	\$ 175
Payment 2 - August 1st	\$1404	\$1362
Payment 3 - September 1st	\$1404	\$1362
Payment 4 - October 1st	\$1404	\$1362
Payment 5 - November 1st	\$1404	\$1362
Payment 6 - December 1st	\$1404	\$1362
Payment 7 - January 1st	\$1404	\$1362
Payment 8 - February 1st	\$1404	\$1362
Payment 9 - March 1st	\$1404	\$1362
Payment 10 - April 1st	\$1404	\$1362
Payment 11 - May 1st	\$ 0	\$1362
Payment 12 - June 1st	\$ 0	\$ 0
Payment 13 - July 1st	\$ 0	\$ 0
Payment 14 - August 1st	\$ 0	\$ 0

<http://www.illinninamor.com>

inamor@illinninamor.com

FAX (217) 344-7991

(217) 337-7990

401 E. Chalmers #123, Champaign IL

Management Office:

Total Rent Paid **\$15444** **\$14982**
(Includes heat and water, high speed INTERNET, 70 channels of cable & most utilities. You pay only electric.)

Lease Rate **\$ 1287** **\$1664.67**

CHARMOR APARTMENTS

107 E. Chalmers
 Champaign IL 61820



Charmor Apartments has very spacious, fully furnished, three bedroom apartments. The apartments feature huge closets with lots of storage space, central air conditioning, central vacuum units, built-in entertainment centers, dishwasher, microwave, telephone jack in every room, internet connections in every bedroom and the living room, and laundry facilities in the basement.

This building was designed and constructed with durability and maintainability in mind. The walls between units, floors and ceilings are all constructed of concrete or masonry. This design affords the residents sound protection, unheard of in current campus apartment construction. It also provides fire protection such that if any apartment should ever have a fire, it would likely be contained to that unit.

Well-designed and attentively managed for the serious student, Charmor enjoys one of the best reputations on campus. We cater to the students who sincerely desire to concentrate on their scholastic goals. More emphatically, Charmor is NOT a party building. Please contact the Tenant's Union to verify our record.