

GUEST BROCHURE



COUNTRYSIDE
CORPORATE APARTMENTS
www.countrysideadison.com



description of property

Countryside Corporate Apartments is located centrally between downtown Madison and the west side of Madison. Downtown Madison, the University of Wisconsin campus, and Madison's west side are all less than a five minute drive away. Madison's downtown area features a wide array of activities including fine dining, music & entertainment, eclectic restaurants, art galleries, theatre, and the Monona Terrace Community and Convention center. The two major shopping centers, West Towne Mall and East Towne Mall, are each a ten minute drive away by major highway. In addition, we are also located within ten minutes of the city's major hospitals and clinics, which are nationally recognized for their leading health care services.

We are located 1/4 mile south of the Beltline (Hwy 12 & 18) East of the Seminole Hwy exit from the Beltline (South Beltline to Frontage Rd to Grandview Blvd to Coventry Trail which ends in our parking lot).

Property Highlights:

- T1 High-Speed Internet for each building, which can be accessed through your in-room Ethernet/LAN cable or:
- Wi-Fi Internet Access Throughout All Areas
- Office / Business / Computer Services
- DVD Library / VHS Library / Video Game Library
- Outdoor Trails & Gardens
- Outdoor Heated Swimming Pool

Property Address:

Countryside Corporate Apartments
2801 Coventry Trail, Suite A
Madison, WI 53713 USA

Office Numbers:

Tel. (608) 271-0101
Fax: (608) 271-0114

Office Hours:

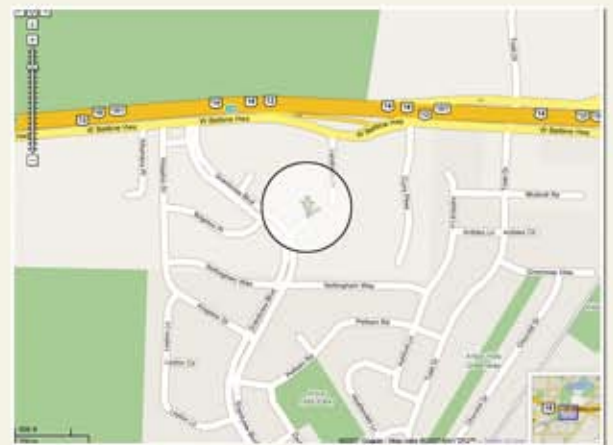
9:30am - 5:30pm Weekdays / 12:00pm - 4:00pm Weekends

Website:

www.countrysidemadison.com

Email:

info@countrysidemadison.com



Countryside Local Map

our apartments

All of our full-sized apartments feature the following:

Master Bedroom:

Queen size bed, dresser, executive desk and chair, night stands, lamps, alarm clock, telephone w/ voicemail, fax machine, internet appliance, DSL connection, television, cable TV, VCR, mirrored organized closet, ceiling fan, bedding, extra blankets.

Second Bedroom:

Two twin size beds, dresser, desk, chair, night stand, lamps, television, cable TV, VCR, organized closet, telephone, ceiling fan, bedding.

Living Room:

Large television, DVD, VCR, cable TV, CD player/radio, sofa, end tables, entertainment center, lamps, track lighting, natural wood decor, air conditioning system, electronic safe, patio door, wooden deck.

Dining Room:

Dining table with 4-6 chairs, entertainment center, CD stereo system, lighted ceiling fan, telephone.

Kitchen:

Full size kitchen with oak cabinets and appliances; as follows: 18 cubic feet refrigerator, 30 inch stove and oven, dishwasher, microwave oven, and garbage disposal.

Kitchen supplies (as follows): service for 8 people, pots and pans, toaster, coffee maker, can opener.

Bathroom:

Bathtub and shower with glass enclosure doors, toilet, washsink, medicine cabinets, mirrors, shelving and wood decor, towels, soaps, toiletries, iron, ironing board.

General:

Wallpaper border, natural wood and brick decor, guest and linen organized closets, all window coverings (vertical and horizontal blinds), wall decorations, electronic programmable safe, keyless front door lock.

Decks:

All apartments feature huge private deck (over 200 square feet in size) accessible from patio doors in the living room. Deck is furnished with deck furniture, swings/hammocks. The perfect way to enjoy the beautiful natural setting.

ADDITIONAL ITEMS:

If additional items are needed that are not included with the apartments, you may contact the office, and the majority of them are free. (eg. beds, baby cribs, specialized cooking equipment, and much more...)

Rent Includes:

All utilities (heat, air conditioning, water, electricity cable television, telephone services, DSL internet), parking, maid service, and all taxes.

rental process & policies

Rental Process:

- 1. Reservation Inquiry** - Use our online form (or call/email) to check dates and availability for your planned stay.
- 2. Rental Agreement** - Once your dates are confirmed, we will fill out a rental agreement, which will be emailed or faxed to you.
- 3. Send Back Agreement** - Sign agreement, fill out billing information (can also be done over the phone), and return to us by fax or email.
- 4. Confirmation** - You are charged a \$200 Reservation Deposit (refundable if you cancel more than 30 days prior to your check-in) and your reservation is confirmed by email. Upon check-in, you will pay your remaining balance for your the first term of your stay.

Rates include all utilities (heat, air conditioning, water, electricity cable television, telephone services, DSL internet), parking, maid service, and all taxes.

June 1 to September 30 is our high season, so immediate occupancy is not always available. During this time, please make efforts to reserve apartments no later than 30 days in advance. From November 1 to February 29 (Off Season), apartments are usually available for immediate occupancy.

Guests can rent for any specific dates. Rent is prorated to the exact move in and out dates. You can also rent on a weekly (required 7 day notice to terminate) and monthly (required 30 day notice to terminate) basis.

No security deposit is required. At the time of reservation, guest pays \$200, which is applied toward your rent. If reservation is canceled 30 days or more prior to the scheduled move in date, you will receive a full refund. You can cancel less than 30 days prior to your scheduled move in date, by forfeiting the reservation payment.

Check In and Check Out Times:

You may check in on the first day of your rental agreement after 2 p.m. If you need to check in after office hours (after 5:30 p.m. weekdays, after 4 p.m. weekends), please let us know and we will make the necessary arrangements. You must check out by 11 a.m. on the last day of your rental agreement.

Occupancy Limits:

1 Bedroom Apartment - 2 persons
2 Bedroom Apartment - 4 persons
3 Bedroom Apartment - 6 persons
Jacuzzi Suite - 6 persons

Smoking:

Smoking is prohibited in all apartments, buildings, and common areas. Guests may smoke on their decks and balconies.

Pets:

We accept some pets in limited numbers of pet designated apartments, however guests must notify us about pets at time of reservation.

Handicap Access Apartments:

Some of our apartments can be accessed via a ramp from the parking lot with no stairs, and handicap parking is provided. Please notify us if you need an apartment that is handicapped accessible.

free guest services & amenities

We pride ourselves on providing our guests with more than just the services and amenities they need, but also the ones they want. All of the following are provided free of charge and are here to make your stay as enjoyable as possible.



Fitness Centers:

Stay in shape with our two large exercise facilities, which include multi station equipment, bikes, step masters, treadmills, free weights, and cable television while you work out. A Fitness Center is located in each of our buildings.



Swimming Pool:

Our outdoor heated swimming pool is open from May 15 to September 15 and will stay opened longer weather permitting. Sun tanning deck adjoins the swimming pool, with picnic tables, cushioned easy chairs, and umbrellas. No lifeguard on duty. Guests under 18 must be accompanied by parent or guardian.



DVD and VHS Movie Rentals:

Our Movie library has over 5000 (DVD & VHS) movies to choose from. Why leave to rent a movie when our private film collection is more comprehensive than many local video stores. Apartments are provided with DVD/VCR/CD Players. Guests may choose up to 5 movies at a time and keep them for a period of one week. All rentals are free of charge.



Computer Center:

Our Computer Center features many top of the line workstations for all your computer needs. All computers are Windows XP or Vista based, internet accessible, and have Microsoft Office Suite programs including Word, Excel, Outlook, & PowerPoint. Also provided are printers, copiers, & scanners.



Game Room/Recreation Room:

Pool Table, ping pong tables, darts, foosball, and air hockey.

free guest services & amenities



Video Game Room & Rentals

Our video game library features many systems such as Super Nintendo, Sega Genesis, Nintendo 64, Sony Playstation, and Microsoft Xbox, along with a multitude of titles for each console. Guests can come and play on our flat screen televisions or reserve systems for use in their apartments.



Children's Indoor/Outdoor Playroom/Playground:

Indoor playhouses, slides, and lots of toys for children. Outdoor Playground features a spacious play area with built park, swings, basketball court, and volleyball area.



Outdoor Trails and Gardens

Our beautiful half mile of private natural trails wrap around the property, landscaped with unique local plant life, tree specimens, flowers, gardens, and various locations for picnics and grilling.



Organic Garden:

During the summer and fall, we maintain an all organic vegetable and flower garden for the benefit of our guests. Guests are welcome to pick produce free of charge.



Gazebo:

Screened gazebo nestled in our woods with picnic tables and gas grills that can also be reserved for private outdoor functions.



Laundry Facilities:

Each of our two buildings has laundry facilities located in the central basement of each building. Washers and Dryers are \$1.00 per run. Change and detergent machines are located next to the machines.

Ice Machines:

Also located in the Laundry Rooms are ice machines. Use is free of charge.

free guest services & amenities



Book Library/Study:

Our Book Library features thousands of titles for all of our guests. Rentals are free and unlimited. Internet accessible computer workstations are also available.



Free Bike Rentals:

Choose from one of our many mountain bikes to help you get around, enjoy our trails, or even explore the neighboring Arboretum. Helmets and bike locks are also provided free of charge.



Free International Calling:

Our free telephone booth services allow guests to place International calls for free. Certain rules and restrictions apply. Find out more at the red telephone booth in the rental office.



Pet Play Area:

Spacious gated pet play area nestled in a forest of trees. Perfect for your dogs or cats to roam free, get exercise, and enjoy the outdoors.

High-Speed Internet:

To access the Internet, you can use the Ethernet/LAN cable provided in the master bedroom of your apartment. Wi-Fi access is also available throughout the property.

Maid Service:

Maid Service is provided once per week, including removal of garbage, vacuuming, change of towels, linens, and a new supply of toilet paper and soap. Guests are responsible for cleaning the dishes and providing kitchen detergents.

Mail:

Each apartment is provided with a locked mail box. Mail is delivered daily, with the exception of Sunday. If you are not home, large packages and certified letters will be left at the office and you will be notified for pick up.

Telephone Services:

Apartments are already provided with telephones, fax machines, and voice mail.

In-Apartment Safe-Deposit Box:

Electronic safes are located in your apartment in the closet nearest to the bathroom. Safes can be programmed with your own unique personal code.

Parking:

Each of our two buildings has its own parking lot, with ample parking space. All vehicles must be in operating condition, without severe rusting. Parking is provided for current residents and their guests only.