



RENTAL & MANAGEMENT OFFICE



CUPECOY HOUSING

*Bleu Azur Residence • Campus Village I & II
Flamboyant Residence • Lagoon View Residence
Palm Court Residence • Rising Sun Apartments*

Office located on site:

Ground floor Rising Sun Apartments
Opened Mon-Fri 10 am to 4 pm

Phone: 599 545 3717

599 545 3382

Fax: 599 545 3700

E-mail: solutionsabc@hotmail.com



RENTAL & MANAGEMENT OFFICE

Dear Prospective Tenant:

Thank you for contacting us with regards to your housing inquiries.

Attached you will find the various information on our residences as well as pictures that will hopefully give you sufficient reflection on the layout and furnishing of our units.

As far as deposits are concerned, this is what is applicable for the residences that are under our management umbrella:

A- First month rent + last month rent + one refundable month security deposit that can only go against the property and that will be returned as soon as the property becomes vacant and is returned at its original conditions,

B- A refundable key deposit of USD 50 per key that will be returned as soon as the property becomes vacant and the keys are returned and locks left at their original conditions.

C- Pet deposit of USD 250 and an additional pet rent of USD 50 minimum per month (depending on the size of the pet).

D- Utilities deposit: A required USD 225 deposit for the meters to be placed under your name is required by the local utilities company in SXM. Such deposit is refundable upon your departure.

As methods of payment, from the U.S. we accept wire transfers (the information will be provided by us) or credit cards with an additional charge of 3.8%. From SXM, we accept U.S. Dollars cash, wire transfers and credit cards with the same additional charge or local checks with an additional 1% mandatory license fee. However in neither case can we accept U.S. personal checks, travelers' checks or bankers' checks or money orders.

For more convenience, our office is also located right on site in Cupecoy, on the ground floor of Rising Sun Apartments. It facilitates rent payments every month, reservations for new tenants, payments of utilities and internet fees and of course provides the daily assistance for maintenance and repairs.

As soon as you have made your choice upon our availabilities please contact our office to get the lease agreement, resident information form and wire transfer information for the deposit.

We encourage you to contact us as soon as possible so that we can start securing your unit. Our assistants Selene or Jennifer or we, Erika and Michael, will provide you with the assistance you need.

We thank you for your interest and remain available for further information.

Sincerely,

Solutions Accounting & Management

Office: (599) 545 3717 – 599 545 3382

Fax: (599) 545 3700 – 544 4070

E-mail: campusvillage03@yahoo.com / risingunsxm@yahoo.com
lagoonviewsxm@yahoo.com / solutionsabc@hotmail.com



LOCATION: Cupecoy,
Tigris Road

NUMBER OF UNITS:

8 ONE BEDROOM UNITS with balcony
4 ONE BEDROOM UNITS without balcony
4 ONE BEDROOM LOFTS
4 STUDIOS

DESCRIPTION: Fully furnished and equipped single units

	SURFACE	MONTHLY CHARGES <i>(not including utilities)</i>
ONE BEDROOM UNITS	600 Square feet	USD 1,100
ONE BEDROOM LOFTS	580 Square feet	USD 850
STUDIOS	250 Square feet	USD 750

ALL THE UNITS INCLUDE THE SAME EQUIPMENT AND FURNITURE:

Living room: Sofa, Coffee table, A.C., Ceiling fan

Bedroom: Queen size bed
Night stand, A.C.
Ceiling fan, Closet

Kitchen: 15 cubic feet fridge
Microwave
Washer
Sink
Wooden style kitchen closets
Burner or Stove – oven *(varies upon unit)*
Pots, pans, silverware, glasses

Bathroom: Shower, Cabinets

Other: Hurricane shutters,
Dryer on ground floor free of charges
Pest control
Security, Parking spaces
Garbage pickup

Easy internet and cable TV set up at tenant's charge





CAMPUS VILLAGE I & II

AMERICAN STYLE ONE & TWO BEDROOMS UNITS



LOCATION: Cupecoy, Jordan Drive 100

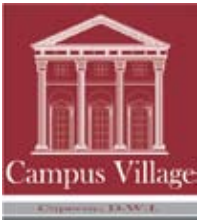
NUMBER OF UNITS: 7 ONE BEDROOM UNITS WITHOUT BALCONY
48 ONE BEDROOM UNITS WITH BALCONY
2 TWO-BEDROOMS PENTHOUSES

DESCRIPTION: Fully furnished and equipped single units

SURFACE: ONE BEDROOM UNITS without balcony 630 Square feet
ONE BEDROOM UNITS with balcony 680-720 Square feet
PENTHOUSES 1,800 Square feet

MONTHLY CHARGES: *(not including utilities)*

REAR END UNIT WITHOUT BALCONY	\$1,250
REAR END UNIT WITH BALCONY	\$1,300
CENTER UNIT WITH BALCONY	\$1,350
BASEMENT UNIT	\$1,200
PENTHOUSE UNITS	\$2,600



CAMPUS VILLAGE I & II

AMERICAN STYLE ONE & TWO BEDROOMS UNITS

ALL THE UNITS INCLUDE THE SAME EQUIPMENT AND FURNITURE:

Living room:

Sofa,
Love seat,
Arm chair,
Coffee table,
End Table,
Lamp
A.C.
Ceiling fan

Kitchen:

18 cubic feet fridge
30 inches microwave
Washer/dryer unit
Double sink
Wooden style kitchen closets
Kitchen counter – bar
Bar stools
Full 30 inches self cleaning oven
Pots, pans, silverware, glasses

Bedroom:

King to Queen size bed
(varies with units)
Night stands
A.C.
Ceiling fan
Large closets

Bathroom:

Large showers and elongated toilets
Shelves

Other:

Hurricane shutters,
Pest control
Security
Parking spaces
Garbage pickup

Easy internet and cable TV set up at tenant's charge





CAMPUS VILLAGE I & II

AMERICAN STYLE ONE & TWO BEDROOMS UNITS





LOCATION: Cupecoy, Orinoco drive

DESCRIPTION: Fully furnished and equipped single units

NUMBER OF UNITS: 15 one bedroom one bathroom **SURFACE:** 494 square feet

MONTHLY CHARGES: **USD 1,100 (not including utilities)**

ALL THE UNITS INCLUDE THE SAME EQUIPMENT AND FURNITURE:

Living room: Sofa, Love seat, Arm chair,
Coffee table, A.C.,
Ceiling fan, TV stand

Kitchen: Standard size refrigerator
30 inches microwave
Electrical stove & oven
Double sink
Wooden style kitchen closets
Kitchen counter – bar
Bar stools (2)
Pots, pans, silverware, glasses

Bedroom: Queen size bed, Dresser, A.C., Ceiling fan
Large closet, Study desk, Chair

Bathroom: Large showers and elongated toilets
Shelves

Other: Hurricane shutters, On site laundry room
Pest control, Security
Parking spaces, Garbage pickup

Easy internet and cable TV set up at tenant's charge





LAGOON VIEW RESIDENCES



ELEVATOR – GENERATOR - DRYER ON EACH FLOOR FREE OF CHARGES

LOCATION: Cupecoy, Orinoco drive

NUMBER OF UNITS:

19 one bedroom one bathroom

3 two bedrooms two bathrooms

1 penthouse (3 bedrooms, 3 bath)

DESCRIPTION: Fully furnished and equipped units

	SURFACE	MONTHLY CHARGES (not including utilities)
ONE BEDROOM UNITS	494 square feet	USD 1,200
ONE BEDROOM UNITS w/ balcony (5th Floor)		USD 1,250
TWO BEDROOM UNITS	1,000 square feet	USD 2,300
PENTHOUSE	2,500 square feet	USD 4,500

THE UNITS INCLUDE THE FOLLOWING:

Living room: Love seat,
Arm chair (2)
Coffee table,
Lamp
Ceiling fan

Diner table & 4 chairs (*two bedroom units only*)

Kitchen: Standard size refrigerator
Microwave
Washer
Sink
Wooden style kitchen closets
Kitchen counter – bar
Bar stools (2)
Full 30 inches self cleaning oven
Pots, pans, silverware, glasses

Bedroom: Double bed
Night stand
A.C., Ceiling fan
Closet, Study desk
Chair

Bathroom: Large showers
Vanity cabinet
Mirror

Other: Hurricane shutters,
Pest control
Security
Parking spaces
Garbage pickup
Dryer on every floor – free of charge
Swimming pool & Jacuzzi (*penthouse only*)
Washer & dryer in the penthouse
Easy internet and cable TV set up at tenant's charge







THE **PALM COURT** RESIDENCE AT CUPECOY

NEW



LOCATION: Jordan Drive 9A, Cupecoy, across from the Tradewinds and next to the Chinese Restaurant

NUMBER OF UNITS: 30 - one bedroom one bathroom with balcony

DESCRIPTION: Fully furnished and equipped single units

SURFACE: 42 square meters or 452 square feet

MONTHLY CHARGES: USD 1,100 *(not including utilities)*

ALL THE UNITS INCLUDE THE SAME EQUIPMENT AND FURNITURE:

Living room: Sofa,
Arm chair,
Coffee table,
A.C., Ceiling fan
Bar

Kitchen: 17 cubic feet fridge
Microwave
Electrical stove & oven
Pots, pans, silverware, glasses

Bedroom: Queen size bed
Night stand
A.C., Ceiling fan
Closet, Study desk

Other: Water heater
FREE Laundry room on premises
Pest control
Security
Parking spaces
Garbage pickup

Easy internet and cable TV set up at tenant's charge



THE PALM COURT RESIDENCE AT CUPECOY

NEW





Rising Sun Apartments



LOCATION:

Cupecoy, Orinoco drive

NUMBER OF UNITS:

20 ONE BEDROOM ONE BATHROOM
2 THREE BEDROOM THREE BATHS

DESCRIPTION:

Fully furnished and equipped units

SURFACE

ONE BEDROOM UNITS: 494 square feet
PENTHOUSES: 2,470 square feet

MONTHLY CHARGES *(not including utilities)*

USD 950
USD 3,600 (without utilities)

ALL THE UNITS INCLUDE THE SAME EQUIPMENT AND FURNITURE:

Living room: Sofa,
Dining table & four chairs
Ceiling fan

Bedroom: Queen size bed
A.C., Ceiling fan
Large closet
Study desk, Chair

Kitchen: Standard size refrigerator
Microwave
Electrical stove & oven
Sink
White kitchen closets
Pots, pans, silverware, glasses

Bathroom: Shower
Vanity
Mirror

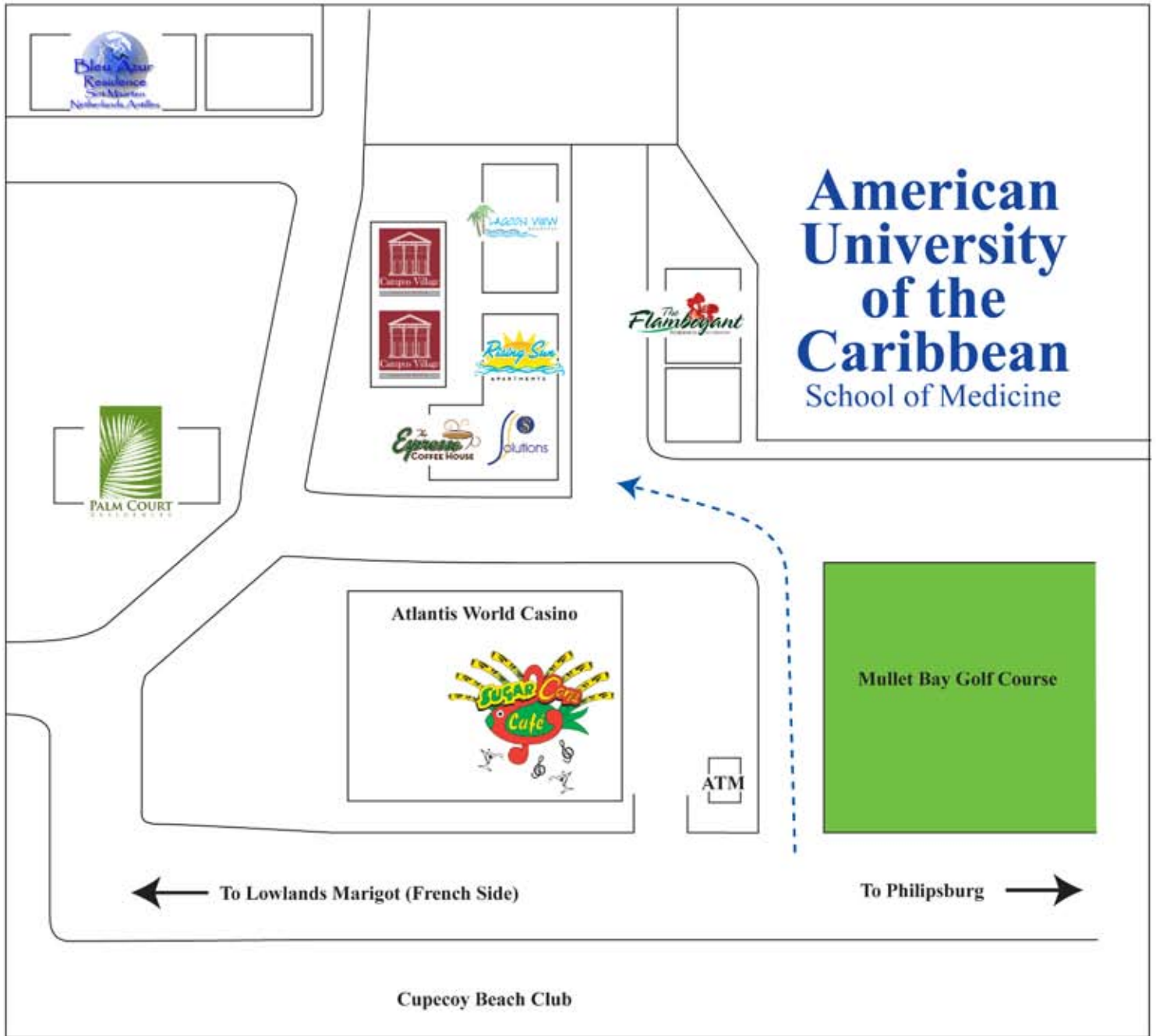
Other: Pest control, Security
Parking spaces
Garbage pickup

Easy internet and cable TV set up at tenant's charge



Rising Sun Apartments







**COME AND ENJOY
LATTES, ESPRESSO
CAPPUCCINO
AND MUCH MORE!**