

Towers at Longfellow Apartments

Dear Future Resident,

Thank you for visiting us at the Towers at Longfellow. We hope you enjoyed your visits! Here is everything you need to know about our community:

Reserve Your Apartment

Holding Deposit: \$500

Your holding deposit is fully refundable if you decide to move forward in a different direction, otherwise, it is applied to your first month's rent.

We can't wait to have you join us. Conveniently apply for your new home online at equityapartments.com. All occupants over age 18 must submit an application and be named on the lease.

After an application is submitted, any verification paperwork requested by our office must be provided within 72 hours or the apartment hold may be released.

IMPORTANT:

Balcony Renovations

Our community is currently undergoing balcony improvements per the City of Boston guidelines. This work is anticipated to be completed through 2023/2024.

The work related to this project is expected to be from 8:00AM - 4:30PM, Monday through Friday.

Noise associated with this work will be disruptive. In addition to the noise, the sides of the building where the work is taking place may experience minor dust, contractors working outside of windows, and other general construction related disruptions.

Balconies on the affected sides will also be inaccessible for several months while the work takes place for each tier during the timeframe given. Dates are subject to change pending

weather conditions. Please ask your leasing representative for the most updated schedule on specific homes as you make your decision on your new home.

Deposit & Fees (Due at Move-In)

<i>First Month's Rent:</i>	Prorated from lease start. If starting lease after the 20th, the next full month will be added to your first month's rent payment.
<i>Security Deposit:</i>	\$1,000 with approved credit*
<i>Lock Change Fee:</i>	\$81 (one-time fee)

*Applicants with non-approved credit may be required to utilize the services of *The Guarantors*, a required partner of ours, who would charge a higher security deposit.

Pet Policies

<i>Monthly Pet Rent:</i>	Dogs: \$75 per month each Cats: \$50 per month each
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<i>Additional Deposit (Due at Move-In):</i>	\$500 per apartment (per animal type)
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A maximum of 3 pets are allowed per home. No size or weight limits, but breed restrictions apply for American Pit Bull Terriers, American Bullies, American Staffordshire Terriers, Staffordshire Bull Terriers, and any mixes of the aforementioned.

All residents must acknowledge & sign the pet addendum through a third party called PetScreening.

Utilities

<i>Electricity:</i>	Paid by resident to Eversource <i>Please contact Eversource for cost estimates</i>
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<i>Cable:</i>	Comcast or RCN (optional) <i>Please contact Comcast for cost estimates</i>
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Water / Sewer:

IMPORTANT: The Towers at Longfellow will soon undergo a building-wide submetering project. As such, residents can expect to pay for water and sewer upon completion of the project. Although a timeline has yet to be determined, we expect to publish the full schedule sometime in 2023.

Parking

Our garage is managed by Pro-park Parking, on a first-come, first-served basis at \$443/month

Renter's Insurance

Renter's insurance with a minimum of \$100,000 in personal liability coverage is required for all residents. You may select your own provider, or use our preferred provider.

Amenities

24 hour Concierge Services

Emergency Maintenance

Fitness Center

Resident Lounge with Conference Rooms & free Wi-Fi

Movie Theater Room/Playroom

Outdoor Pool; Open from Memorial Day to Labor Day - \$325

Outdoor Grilling Area

On-site Dog Park

7 day Freight Elevator available for move in

Card-operated Laundry Facility

Have Questions?

We have answers. Contact our leasing team - We're here to help:

Email | longfellow@eqr.com

Phone | 617.973.2200

The Tower at Longfellow

72 Staniford Street

Boston, MA 02114

Equity Residential Programs

To say thank you for choosing a home with us, Equity Residential provides a suite of helpful and convenient resident benefits. Terms and conditions apply.

Total Satisfaction Guarantee

If you're not happy in your new home within the first 30 days, we'll do everything we can to make it right. If we are unable to do so, we'll help you find a new apartment in our community or a sister community with no penalty or transfer fee.

Flexible Living Options

Landed a new job in a different city? Expecting a new addition to the family? Transfer any time to another home in your community, or at a sister community, with reduced fees.

Express Service Guarantee

All routine service requests will be addressed by our team within just 2 business days!

Green Living Options

We use low-flow water fixtures, LED lighting, recycled carpet, low/no VOC paints, and more, all to keep your carbon footprint (and utility bills) as small as possible.

MyEquity Smartphone App

Pay rent, submit service requests, reserve amenity rooms, and connect with neighbors, all from your smartphone.

Online Resident Portal

All the convenience of the MyEquity app, available on your web browser. Residents can sign up at my.equityapartments.com.

Visit us at equityapartments.com for information on our current availability, pricing, floor plans, and more. We'll see you there!