



Welcome!

NEW TOWN
Established 2000

Columbia's Newest, Affordable
& Convenient Neighborhood!

*Please take time to review the contents of this packet
& call us if you have any questions or comments.*

Thank you for considering NewTown!

We Hope You Enjoy Your Stay!

Home Features

- 1,200+ Square Feet of Livable Area
- 3 Spacious Bedrooms
- 2 Full Baths
- 2-Car Alley Entrance Garage
- Gourmet Kitchen with:
 - Built-in Dishwasher
 - Built-in Electric Range
 - Refrigerator
 - Microwave Oven
 - Beautiful Wood Cabinetry
 - Pantry Storage
- Dining Areas, Some Breakfast Bars
- Master Bedroom with Private Bath
- Carpeting Throughout
- Ceramic Tile Flooring in Kitchen, Dining Room, Baths, Laundry & Entry
- Forced Air Natural Gas Heating & Central Electric Cooling
- Ceiling Fans Throughout
- Wood-Fenced, Level Backyards
- Private Patio in Fenced Backyard
- Mowing & Heavy Snow Removal Provided

Neighborhood & Community

3.2 acre Green Space/Parkette

Center Square/Turnabout

Surrounding Wooded Backdrop

Convenient to Rock Bridge State Park, Shopping, Restaurants, Banking & Schools. *See Map for Details!*

Columbia Schools:

Rock Bridge Elementary

Gentry Middle

Jefferson Junior High

Rock Bridge Senior High



Condo Features

- 1,732 Square Feet of Livable Area (m/l)
- 3 Spacious Bedrooms
- 3 Full Baths
- Sitting Room/Office
- 2-Car Alley Entrance Garage
- Gourmet Kitchen with:
 - Built-in Dishwasher
 - Built-in Electric Range
 - Refrigerator
 - Microwave Oven
 - Beautiful Wood Cabinetry
 - Pantry Storage
- Dining Room & Breakfast Bar
- Master Bedroom with Private Bath
- Carpeting Throughout
- Tiling in Kitchen, Dining Room, Baths, Laundry & Entry
- Forced Air Natural Gas Heating & Central Electric Cooling
- Ceiling Fans Throughout
- Private Patio
- Mowing & Heavy Snow Removal Provided

Neighborhood & Community

Columbia Schools:

Rock Bridge Elementary
Gentry Middle
Jefferson Junior High
Rock Bridge Senior High

3.2 acre Green Space/Parkette
Center Square/Turnabout
Surrounding Wooded Backdrop
Convenient to Rock Bridge
State Park, Shopping,
Restaurants, Banking
& Schools.

See Map for Details!



HOME RATES & RENTAL POLICY

Single-Family Homes

As of August 25, 2004

NewTown leasing starts at \$885.00 per month.

The units have 3 bedrooms, 2 full baths and a 2-car attached garage. All homes were constructed in 2002. Refrigerators and microwaves are included. Washer/Dryer hook-ups are in all units. Washer and Dryer are available if not included for an extra \$25 a month. Also included is a fenced backyard area. There are three different floor plans to choose from. Square footage ranges from 1,200 to 1,250.

Pets are acceptable on a case-by-case basis. A \$200 NON-REFUNDABLE deposit will be charged at signing for all leases for the first pet. Additional cats may be added for \$50.00, and additional dogs may be added for \$75.00.

Subletting Policy: A tenant may find a suitable and approved tenant at their expenses to fulfill the term of their lease and management will charge 1/2 month rent as a transfer fee.

Breaking a lease without a replacement tenant will result in a 3-month rent penalty charge.

Single-Family Home Rental Rates:

UNFURNISHED

Month to month-Includes Washer & Dryer (no minimum)	\$1000.00 per month
Short term-Includes Washer & Dryer (minimum five months)	\$ 975.00 per month
One-year lease or greater (W/D optional for \$25.00/month)	\$ 885.00 per month

FURNISHED

*Short term with utilities-Includes Washer/Dryer (one unit)	\$1365.00 per month
*One year with utilities (W/D optional for \$25.00/month)	\$1275.00 per month
Washer and Dryer rental	\$ 25.00 per month

*--No utilities deduct \$100 per month

Schools: Rock Bridge Elementary, Gentry Middle, Jefferson Junior, and Rock Bridge Senior High.

Directions: Take Providence three miles South, past Rock Bridge High School & Elementary. Providence turns to Rte. K. Continue until left at NewTown Entrances across from Gateway South Subdivision.

Utilities Include: gas, electric, trash, water, basic cable in living room and master bedroom and basic phone with long-distance block without calling card. (Available with furnished units only)

Deposit on units will be equal to one month's rent.

Leases must end on the 14th or last day of the month. No partial month extensions will be permitted. (Ex. If notice is given on the 7th, tenant is obligated until the last day of the month.)

All month-to-month and short-term tenants must give notice, from the 15th of the month, of intention to extend the lease or vacate the property and terminate the lease.



CONDO RATES & RENTAL POLICY

NewTown Condos

As of August 25, 2004

NewTown condos start at \$995.00 per month and include yard mowing and heavy snow removal.

The units have 3 bedrooms, a sitting room ideal for an office or nursery, 3 full baths and a 2-car attached garage. All homes were constructed in 2004. Refrigerators and microwaves are included. Washer/Dryer hook-ups are in all units. Washer and Dryer are available if not already included for an extra \$25 a month. Each unit is approximately 1700 square feet.

Pets are acceptable on a case-by-case basis. A \$200 NON-REFUNDABLE deposit will be charged at signing for all leases for the first pet. Additional cats may be added for \$50.00, and additional dogs may be added for \$75.00.

Subletting Policy: A tenant may find a suitable and approved tenant at their expenses to fulfill the term of their lease and management will charge 1/2 month rent as a transfer fee.

Breaking a lease without a replacement tenant will result in a 3-month rent penalty charge.

Condominium Rental Rates:

UNFURNISHED

Month to month-Includes Washer & Dryer (no minimum)	\$1100.00 per month
Short term-Includes Washer & Dryer (minimum five months)	\$1075.00 per month
One-year lease or greater (W/D optional for \$25.00/month)	\$ 995.00 per month

FURNISHED

*Short term with utilities-Includes Washer/Dryer (one unit)	\$1495.00 per month
*One year with utilities (W/D optional for \$25.00/month)	\$1405.00 per month
Washer and Dryer rental	\$ 25.00 per month

*--No utilities deduct **\$100** per month

Schools: Rock Bridge Elementary, Gentry Middle, Jefferson Jr., and Rock Bridge High.

Directions: Take Providence three miles south, past Rock Bridge High School & Elementary, road turns to Rte. K, turn left onto Center St. across from Gateway South Subdivision.

Utilities include: gas, electric, trash, water, basic cable in living room and master bedroom and basic phone with long-distance block without calling card. (Available with furnished units only)

Deposit on units will be equal to one month's rent.

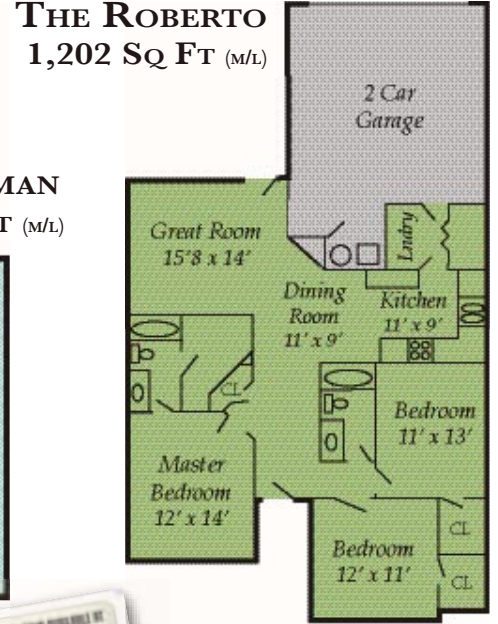
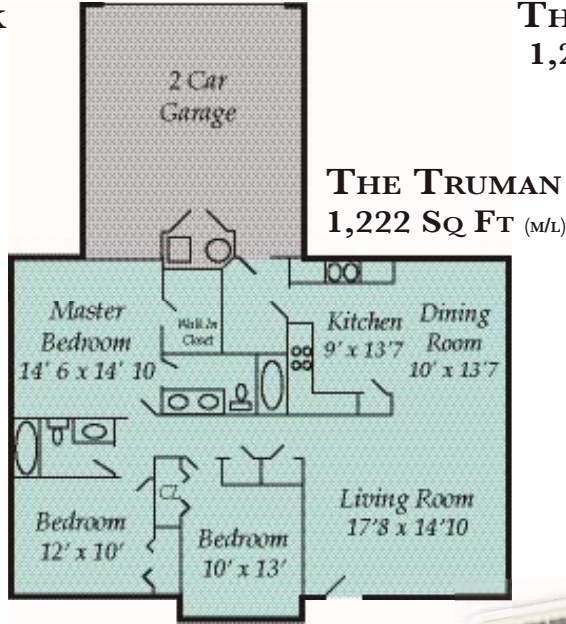
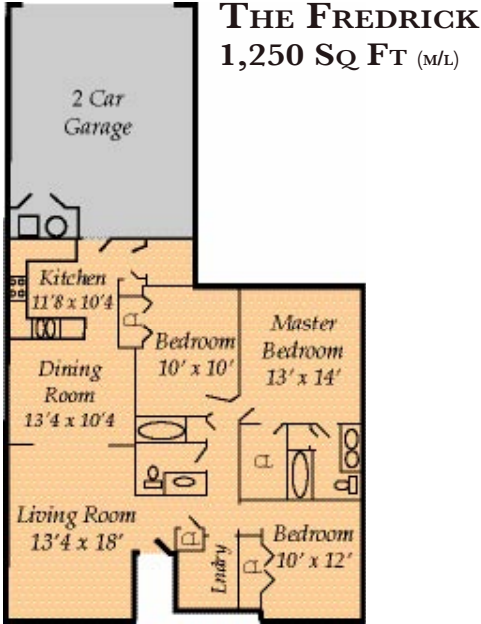
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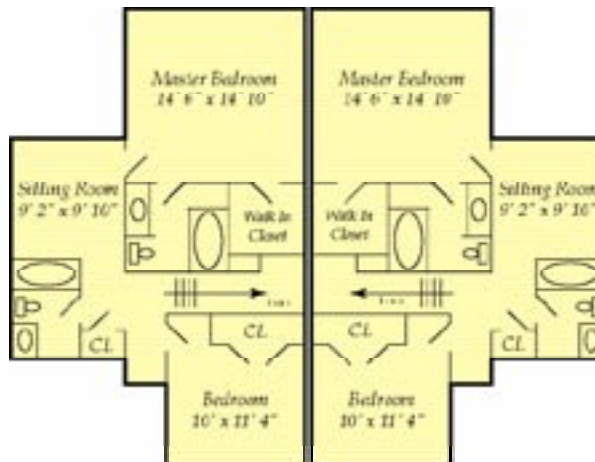
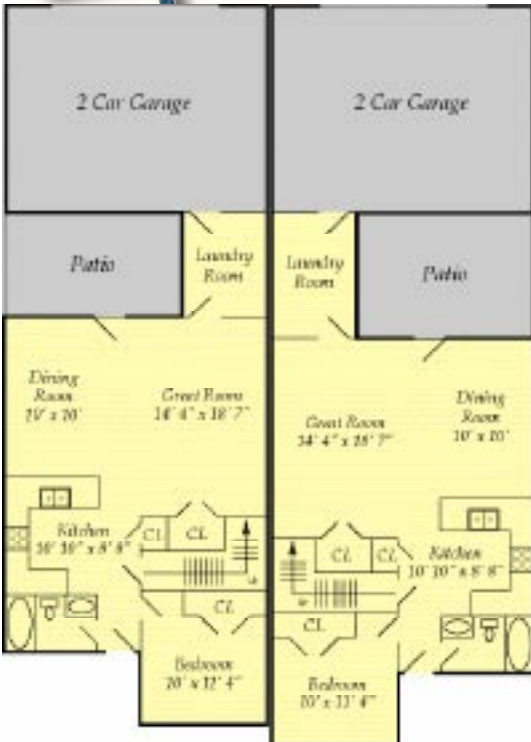
FLOORPLAN OPTIONS



These floorplans are not to scale, nor are they 100% accurate, but are intended to be used as a guide for general layout & design.



CONDOMINIUMS 1,732 SQUARE FEET (m/l)



Just How Furnished is Furnished?

Right down to the spice racks! We take tremendous pride in our furnished rentals! From picking really fluffy towels to a super sturdy pancake flipper, we always look for the best! Our goal is to make your stay as comfortable as being at home. All you'll really need to bring is clothing, food, toiletries & cleaning/laundry products.

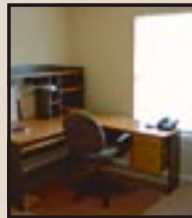


KITCHEN

Pots & pans, mixing bowls, food storage containers, assorted glassware, silverware, dishes, serving pieces, assorted utensils, placemats, dish towels, coffee pot/filters, toaster & microwave & phone with answering machine.

FURNISHINGS

Sofa & Chair or Loveseat, end-table, coffee table, TV table, beds, bedside tables, dressers, breakfast table with 4 chairs.



**Third bedrooms of some homes are set up as an office & can be set up as a bedroom upon request.*



LINENS & BATH

Towels, washcloths, 2 sets of sheets for all beds & mattress covers, plenty of pillows, blankets, comforters or quilts, & kitchen towel sets. Starter pack's for baths of tissues & toilet paper, tooth brush holder, soap dish, trash can, toilet brush, & shower curtain.



TECHNICAL EQUIPMENT & EXTRAS

Alarm clock, 2 telephones, answering machine, DVD player, VCR, Television, DSL wiring with computer network connections available. Iron & Ironing board, large trash cans, garage door openers & remotes, vacuum cleaner w/belts & bags, table lamps, framed mirrors, pictures & assorted decorative items.



Cliffnote Covenant & Restrictions

The guide to being a better neighbor.

- Dogs should be maintained leashed in the fenced portion of your yard.
- No Alterations may be made to the building's exterior without express consent of the owner.
- No Vehicles, Boats, Trailers, etc. should be stored in alleyway or street. *Stored* is defined as nonoperable or any such item that is not moved during a 24-hour period.
- Personal property and personal landscaping shall not be unsightly or unkempt, or present any safety hazards.
- No alteration(s) to the interior unless written consent from owner is obtained.

Condos & Detached Homes

Rental rates to include:

- Snow removal from sidewalks, private walk to front porch and garage from home and driveways, Snow removal will be scheduled once every 24-hour period in which at least 2" of accumulation has occurred.
- Alleys and streets are county property and snow removal is the county's responsibility.
- Mowing: Yards will be kept mowed in a neat fashion on a regular schedule.
- Maintenance of common-area plantings, sprinkler systems and signage.



HOW TO GET THERE:

I70 To South on Providence,
 OR Hwy 63 S to West at the
 AC/Nifong Exit to Providence
 South. Turns to Rte K at 163.
 3.5 Miles to Left at **NEWTOWN!**



Distance to...

<i>Rockbridge Elementary</i>	3 min	2.7 Miles
<i>State Farm</i>	4 min	3.2 Miles
<i>Nifong Grocery, Banking</i>	5 min	4 Miles
<i>University of Missouri</i>	8 min	6.2 Miles
<i>Columbia Mall</i>	15 min	9.7 miles



The Neighborhood Plan

Residential

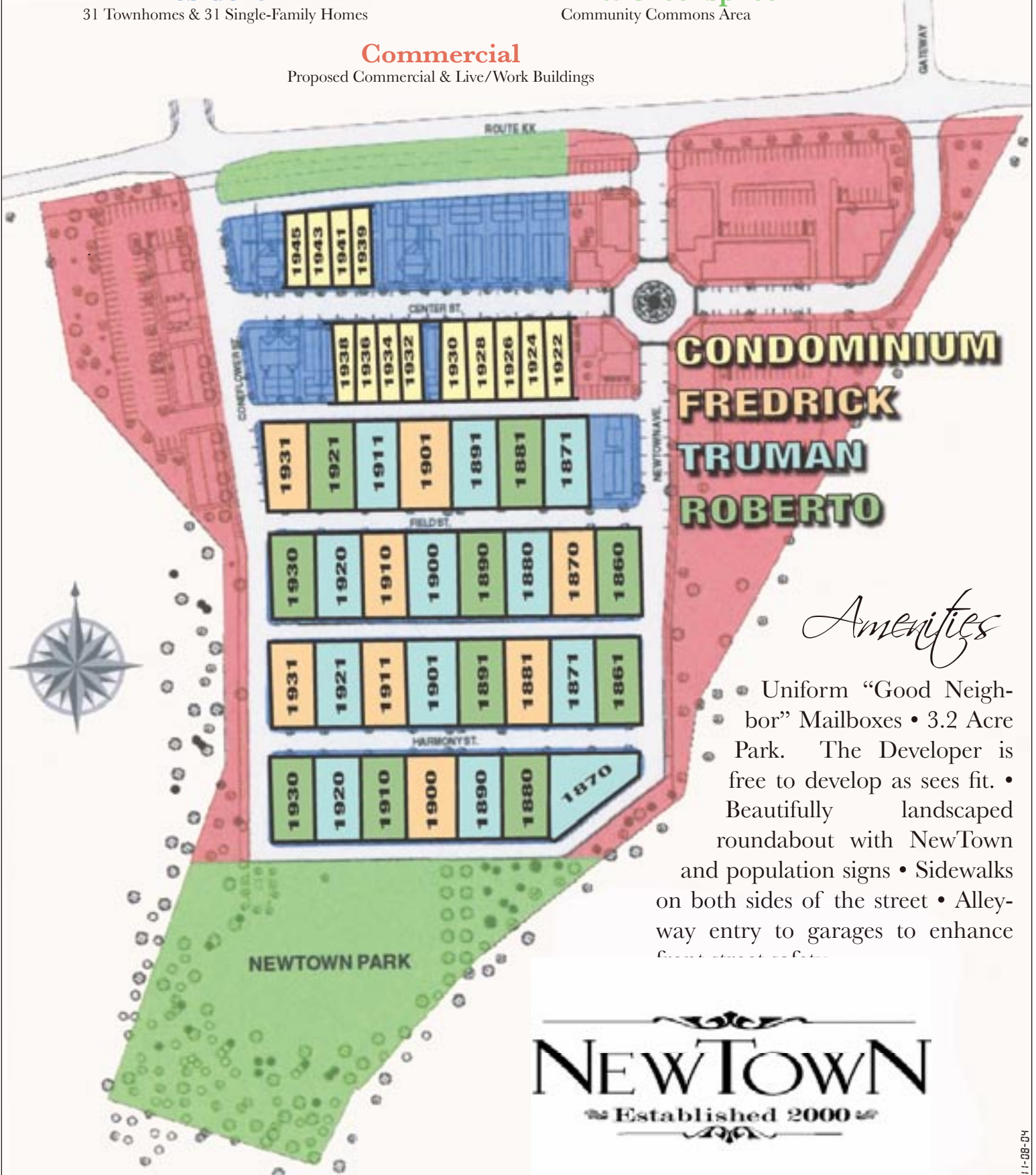
31 Townhomes & 31 Single-Family Homes

Park & Greenspace

Community Commons Area

Commercial

Proposed Commercial & Live/Work Buildings



Amenities

- Uniform “Good Neighbor” Mailboxes
- 3.2 Acre Park. The Developer is free to develop as sees fit.
- Beautifully landscaped roundabout with NewTown and population signs
- Sidewalks on both sides of the street
- Alleyway entry to garages to enhance front street curb appeal

