



condo-style living for the
conscientious student

rez-one.ca

ONE COMMON GOAL



live well.
do well.

At **Rez-One** we have one goal; to provide student housing solutions that anticipate specific factors of success in your post-secondary education life. We believe there is a direct relationship between key aspects of your student living situation and your likelihood of success.

How well you live will affect how well you do.

At **Rez-One** we believe in

6 FACTORS OF SUCCESS »

Comfort

The **Rez-One** experience is well above your standard dormitory living. Enjoy spacious bedrooms, modern, well-appointed kitchens and inviting living rooms.

Natural Light

Our suites feature large windows to maximize the amount of natural light in each room and open the room to the world outside.

Connectivity

Because you need Internet access, **Rez-One** living includes fiber optic connection in each suite and WiFi access in all common areas. Most living rooms come equipped with a flat-screen television.

Privacy

We understand the need for privacy and the ability to control your own space. Our student condos are designed to accommodate one person per room, each with double bed, study desk and a fully appointed, private ensuite.

Community

Counterbalancing the need for privacy, a sense of community also contributes to your success. Our suites are designed to accommodate students in comfortable, manageable groups. Our common areas facilitate interaction between you and your peers to create a greater sense of community. Additionally, we're working towards programming designed to contribute to the quality of your studies and to help shape your personal time.

Proximity

Rez-One properties are built with campus accessibility in mind. In the Waterloo area, whether you attend the University of Waterloo, Wilfrid Laurier University or Conestoga College, we are ideally located, for you.

Rez-One is designed for the success of the students.

ONE- DERFUL WATERLOO



Rez-One properties offer the best value in the best locations. Living at any one of our Rez-One properties situates you close to campus and within easy access of public transportation, shopping, dining and entertainment—now that’s one less thing to worry about.



CENTRAL LOCATION

Uptown Waterloo is where you want to be. King Street is alive with public city events and festivals throughout the year as well as an abundance of nightlife, entertainment, cafes, pubs and dining.

EN ROUTE

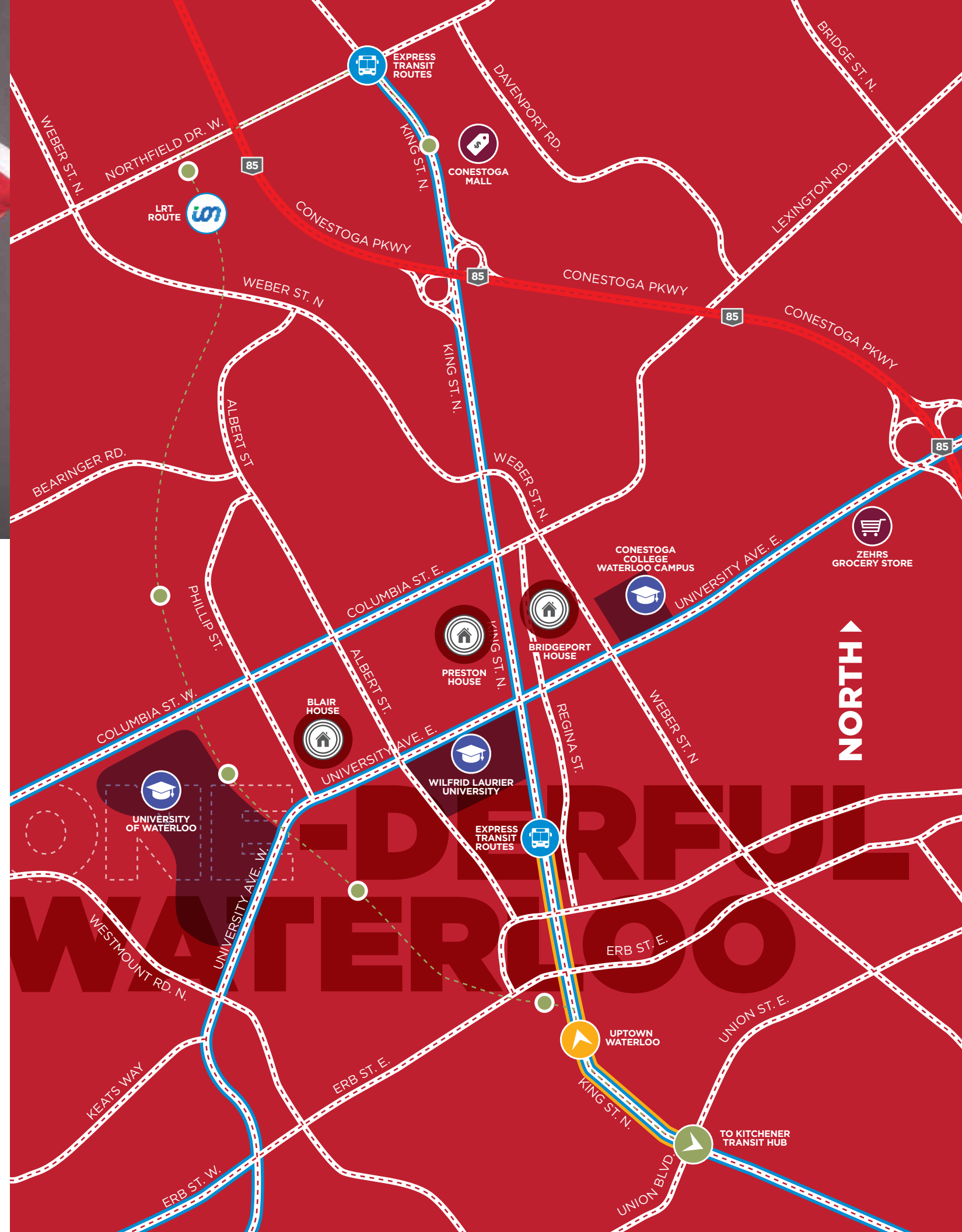
Living in the heart of the university district puts you en route to easy around-town access. Travel by foot to nearby amenities or by bus with direct routes to shopping and schools.

SHOPPING

Your suite’s fully furnished kitchen allows you to save time and money by making meals at home. Several major grocery stores are within close proximity for your shopping convenience.

- Conestoga Mall
- Royal Bank
- TD Bank
- BMO
- Zehrs
- Sobeyes
- Walmart
- Shoppers Drug Mart
- Hair Salons
- Movie theaters
- Uptown Waterloo
- Waterloo Public Square
- Waterloo Park
- Public Libraries
- Restaurants
- Bars
- Pubs
- LCBO

MAP IS ARTIST'S CONCEPT FOR ILLUSTRATIVE PURPOSES ONLY. MAP MAY NOT BE EXACTLY TO SCALE. E. & O. E.



RENTING FOR ONE OR MORE

Either way, we have you covered...

3-4-5



REZONE UNIT - BRIDGEPORT HOUSE

Rez-One offers both single and group occupancy with group suites housing 3, 4 and 5 students per unit. Suite access is controlled through a key fob security system while each bedroom is controlled by individual electronic keypads.

Each Rez-One suite offers above-standard finishes unlike the standard student housing accommodations typically offered. Our suites feature quartz countertops, ceramic ranges, contemporary cabinetry and modern hardware to suit today's modern student.

ABOVE STANDARD CONDO-STYLE SUITES

BEDROOMS	KITCHENS	LIVING ROOM	CONNECTIVITY
<ul style="list-style-type: none"> • Double bed • Night stand • Study table and chair • Fully appointed 3-piece ensuite • Wardrobe 	<ul style="list-style-type: none"> • Modern, energy saving appliances including fridge, microwave, toaster oven, oven, stove top, dishwasher, and additional freezer • Large quartz island with up to 5 bar stools • Dining table and chairs 	<ul style="list-style-type: none"> • Couches • Coffee table • Flat screen TV 	<ul style="list-style-type: none"> • Fibre optic Internet • Unlimited broadband access



accommodating accommodations

- 1 Renting as an individual?**
Fill out our personality profile questionnaire and we will attempt to pair you with compatible, like-minded students.
- 1+ Renting as a group?**
Submit your group application with your group information early to guarantee your spot.

OUR FURNISHED SUITES ACCOMMODATE THREE TO FIVE STUDENTS

DISCLAIMER: NOT ALL AMENITIES, SERVICES AND FURNISHINGS IDENTIFIED, REFERENCED OR DESCRIBED ARE AVAILABLE AT ALL REZ-ONE PROPERTIES. AMENITIES AND SERVICES ARE SUBJECT TO CHANGE, MODIFICATION, REPLACEMENT, REFINEMENT OR ELIMINATION BY PROPERTY MANAGEMENT WITHOUT NOTICE AND ARE SUBJECT TO PROVINCIAL AND FEDERAL RULES AND REGULATIONS.

ALL IN ONE PLACE

Rez-One provides luxury condo-style student housing for students in the Waterloo area. In an effort to create the best environment for Waterloo students, we have all the amenities students could want both in their suites and in the common public areas.

Rez-One offers a “home away from home” environment so everything you need is in one location.

Common areas include:

- On-site security personnel and video surveillance
- On-site property management office
- Interior and exterior secured bicycle storage
- Open access security controlled laundry facilities on the main floor
- Comfortable communal study areas
- Concierge desk
- Fully equipped fitness room
- Inviting lounge with flat-screen TV, pool table, ping-pong table, poker table, air hockey, seating and fireplace
- Video monitored parking
- Outdoor Emergency Call Stations
- WiFi hotspots throughout main floor



**SAFE
SECURE
CONNECTED
COMFORTABLE**



CONCIERGE - BLAIR HOUSE



LOUNGE - PRESTON HOUSE



LAUNDRY FACILITIES - BRIDGEPORT HOUSE



RECREATION SPACE - BLAIR HOUSE

**THE
#1 CHOICE
FOR
OFF-CAMPUS
CONDO-STYLE
LIVING
FOR THE
CONSCIENTIOUS
STUDENT**

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MOVING TO THE 5-ONE-9



REZ-ONE AND ONLY

Choosing the right student housing is difficult, let us help you...

the #1 choice

Traveling abroad to another country or continent for post secondary education is a challenging decision. Knowing you are choosing the best quality student housing in that country is even more difficult because you cannot be there in person to see it for yourself. Student programs and associations are in place at **Rez-One** to support you prior to, and upon arrival.

At **Rez-One**, our diverse group of Client Student Representatives (CSRs) are available to help facilitate international students moving to the Waterloo Region. Our fully furnished suites eliminate added stress and costs to those seeking post secondary education abroad and our personality and lifestyle quiz will assist us in matching you with compatible roommates.

Rez-One offers the best off-campus value in student housing with large, bright condo-style suites, all fully furnished leaving one less thing for you to worry about. Laundry, recreation, fitness and study areas are located on-site providing a home away from home environment.

For a full list of our accommodations and floorplans, please visit rez-one.ca.



When traveling off-campus students can rent a vehicle through studentcarshare.ca. Reserve your vehicle and time of reservation online, then find your car located at any one of the designated **Rez-One**, Student Car Share lots.

NỈ HÀO XIN CHÀO HALO HELLO



To make communication easy, our CSRs are fluent in a variety of languages including English, Mandarin,

Nigerian, Vietnamese, Cantonese and Bahasa Indonesian. Additionally, many international student organizations and support programs are available to aid in the transition to becoming a student in Waterloo.

Rez-One is the only student housing offering Student Car Share within the KW area.

« studentcarshare.ca

At **Rez-One** we believe where you live makes a difference in how well you do. We offer the best off-campus value in student housing with everything in one convenient location and close to campus.

Safety and Security

Our properties are outfitted with high definition cameras covering all parking areas, common areas and the building exterior. Emergency response stations are located in the exterior lots for additional safety. Front desk staff and security personnel are also available daily.

Upon move-in each student is given a personalized security key that allows access to the front and back entrance of the building. The same fob will provide access to all amenities and your suite. Access to individual bedrooms is controlled by a digital key pad lock.

Maintenance

An on-site maintenance technician is available for suite related issues. Simply fill out an online maintenance request form and you will be given 24 hour notice for any issues that require access to your suite.

Comfort

Suites are spacious and modern with large windows and well-appointed common kitchens and living room facilities. Bedrooms come furnished with a double bed, night stand, study table and chair and include a private 3 piece ensuite.

Common living spaces such as the Kitchen and Living Room also come furnished with energy efficient appliances, quartz island, couches, coffee and dining tables.

Payment Structure

Rez-One requires first and last months rent and key deposits upon lease signing with convenient automatic monthly withdrawals for the 10 remaining payments.

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Rez-One puts your safety, security and comfort first.

Enjoy peace of mind knowing **Rez-One** takes every step towards creating a safe environment using the most modern security technology.

peace of mind included





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