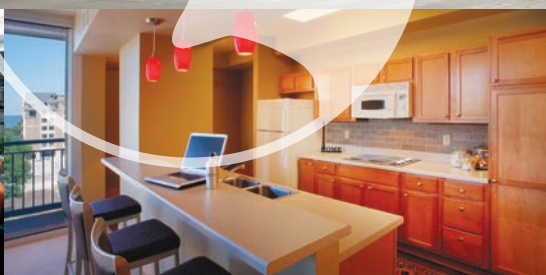
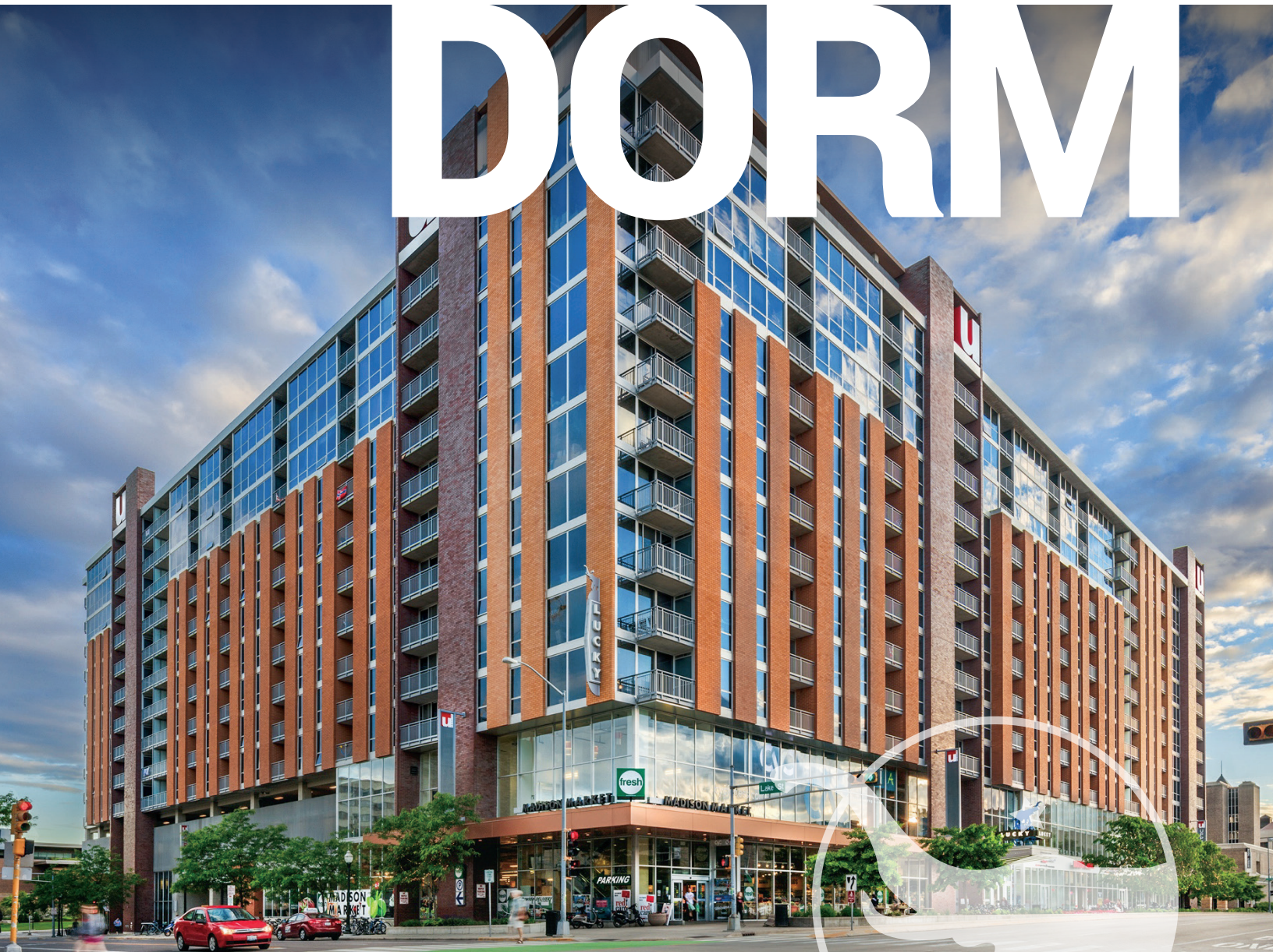


You've found the best college.

**NOW FIND THE BEST MADISON**

# DORM



Dorm@Lucky

# At UW-Madison, You Have a Choice

## *You Don't Have to Live in a Typical Dorm*

You deserve more from your college experience. With Dorm@Lucky, your home away from home in Madison can be comfortable and stylish while also giving you tons of space, privacy, and amenities – all WITHOUT sacrificing academic support.

When you Dorm@Lucky, you don't just get the freedom to live in the nicest place on campus – you get a whole new way to dorm! We provide an apartment-style experience that includes a supportive residence life program – this is a one-of-a-kind product that only exists in Madison, at Lucky.

You do have a choice of where you'll live: Freshmen are not required to live in traditional university dorm-style housing, and thousands have chosen to Dorm@Lucky instead. We give you the most for your money, with our *all-inclusive shared or private bedrooms in full apartments that are, on average, 4x the size of an average dorm room.*



## Here When You Need Us

Dorm@Lucky maintains a student-to-staff ratio of 35:1. (Most university residence halls are 50:1.) Think of our Residence Life team as your professional big brother/sister — one who will celebrate your successes and support you during the tough days. They will help you make connections, provide plenty of fun, and support your transition to college life.

## An Ideal Location

Dorm@Lucky is in the heart of Madison's campus academic and social scene. Student activity centers, health services, and other UW offices are in the same building as Dorm@Lucky — plus libraries, classrooms, student unions, and dining halls are just steps away. It's the essential college experience: friends, academics, athletics, bike paths, and lively city streets.

# 35:1



## University Connections

Regardless of where you live, you will be connected to all the University offers:

- Participate in writing clinics and tutoring programs
- Get help through advising and career planning networks
- Access the UW's email, alert systems, computer labs, libraries, and other communication systems.

In addition to all of UW Madison's resources, our Residence Life Staff will help you sort things out and stay focused. (They've been in your shoes and know what it takes to succeed in school!)

## Make Lifelong Bonds

Make friends and build a community away from home. Everything you need comes together right here: the campus, our dorm communities, and our social support programs. And if you're worried about getting along with a new roommate, don't. Our roommate matching process has consistently earned top grades from hundreds of past first-year students. You also have the option to pick your roommate!

“The way I dorm here feels more like the way I live at home.

— Tian L. from Nanjing, China, Dorm@Lucky Resident



# PRIVACY

## Living the Madison Lifestyle

*Move Away From Home Without Losing Comfort & Privacy*

Dorm@Lucky provides the ideal amount of academic and social support while providing you with a first-class living experience. We've designed our spaces to make sure you get the most of this unique time in your life while having all the comforts of home!

When you choose to Dorm@Lucky, you'll have a full kitchen, private bathroom, and furnished living room in your suite – plus groceries, coffee shops, restaurants, and fitness centers are right in your building, and flexible meal plans are available. The average university dorm room pales in comparison.

Our shared bedrooms are easily large enough for two, and a private bedroom is almost always a guaranteed option. If you don't want to share a room, you don't have to. Plus, Dorm@Lucky has a variety of floor plans, from one to four bedrooms – you won't find dull cell-style rooms here. Enjoy this new way to dorm with starting at prices that are comparable to most traditional options.

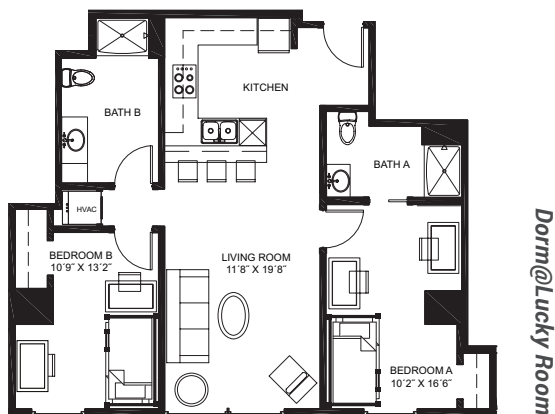
# Your *Dorm Room*

Make yourself at home at Lucky with:

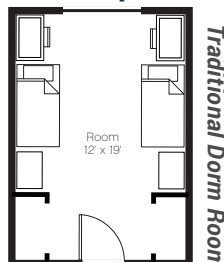
- **Wired Internet ports with super-fast speeds**, heat, electricity, and furniture are all included – no extra bills to pay!
- Private **in-unit kitchens** with wood-style floors, a dishwasher, refrigerator, microwave, oven, range top or range, garbage disposal, and a breakfast bar.
- **Full bathrooms** with large vanities and mirrors, where you'll only share a bathroom with up to three of your roommates, and many bedrooms have en suite or private bathrooms for even more privacy.
- Comfortable **living rooms** with a couch, slipper chair, counter stools, tables, and great views (some with balconies).
- **Private or shared bedrooms** with twin beds (bunkable in shared rooms), a desk and chair, and closet organizers.
- **The LARGEST rooms in Madison.** On average, our dorm program offers spaces that are four times larger than the average dorm room!



908 sq. ft.



228 sq. ft.



Traditional Dorm Room

**4x**

LARGER THAN  
THE TYPICAL  
DORM ROOM

## Surrounded By More

Lucky residents also get:

- Enjoy unlimited, **FREE laundry facilities** on your floor.
- A **floor study lounge** with tables, a flat-screen TV, and wireless Internet.
- **High-tech security** measures like electronic keys, video monitoring, and restricted elevator access.
- **Two rooftop terraces or decks**, one on the 4th floor and one on the 14th.
- A **fitness room** with free weights and workouts on demand to fit your busy schedule are available.
- An **ideal Madison location** where you can walk to downtown, the Kohl Center, or State Street.
- Within **three blocks of Lucky**, you will find the Kohl Center, SERF, Vilas Hall, Chazen Museum, Library Mall, Bascom Hall, Memorial Library, Memorial Union, Red Gym, Fluno Center, Humanities Building, University Theater, and Grainger Hall.
- A **service/concierge desk** (open 24/7).
- **Free covered bike parking** and rentable parking spaces for your car.



# Our Residence Life Program

## *A Supportive, Customized, Three-Part-Program*

Success is what it's all about. Multiple studies across campuses nationwide show that students in supported dorm environments during their first year outperform students who do NOT live in a dorm environment. Most Dorm@Lucky residents see these same success rates, due to our small community size and 35:1 student to staff ratio.

It's not all work and no play – college is supposed to be FUN too, and we promote **a great atmosphere for making friends**. Here's just a sampling of our past events: Hiking in Devil's Lake State Park, outings to the Madison's Farmer's Market, fall trips to a corn maze followed by a bonfire, sushi education night, gingerbread decorating contest, bullet journaling how-to, and more!



“ Having an experienced RA to help me pick 2nd semester classes was great. I didn't realize how hard it would be.

– Julie M. from Naperville, IL, Dorm@Lucky Resident

Our unique three-part program supports learning, teaches life skills, and makes sure you have fun along the way.

## Part 1: Excel Academically

We're here to help. Our ResLife team has the connections to direct you to the appropriate campus-wide academic resources, like tutoring support, writing workshops, and advising sessions.

- We've got your back. We'll routinely check in with you to find out what's going on with you personally and academically and to make sure your study habits aren't left to chance.
- We'll plan events throughout the year that are geared towards helping you stay focused on learning.

“ *I like that I get a dorm community, but with better living conditions.*

— Scott P. from Green Bay, WI,

## Part 2: Develop Life Skills

When you Dorm@Lucky, we offer classes in the stuff you aren't learning in the classroom. Take a look at some of the subjects we offer:

- Personal finance/budgeting skills
- Eating healthy at college
- How to manage a job and school
- How to write a successful resume
- Early steps for career planning

## Part 3: Have Fun!

It's not all work and no play – college is supposed to be FUN too, which is why our Residence Life Program promotes an excellent atmosphere for making friends. Here's just a sampling of other events:

- Back to Nature: Hiking Trip to Devil's Lake State Park
- Fresh Foods: Trip to Madison's Farmer's Market
- FrightNight: Horror in the Dark at Olin Park
- Fall Fun: Corn Maze and Bonfire
- Roll It: Sushi Night Educational Program

## Tour Live or Online Anytime!

See Dorm@Lucky for yourself and check out where you'll live. We can provide virtual, video, or in-person tours with our knowledgeable team. Email lucky@stevebrownpts.com or call us 24/7 at 608-237-2777 to set up a personalized tour!



## With Two Easy Steps, You Can Secure Your Spot Today!

Do NOT MISS OUT on securing a room at Dorm@Lucky. Just follow the steps below and be one step closer to your dream of studying and staying in Madison.

- **APPLY TODAY.** Fill out our online application at [DormsAtMadison.com/apply](https://DormsAtMadison.com/apply), and we'll rush your digital lease — or mail in the enclosed application form.
- **SIGN THE DIGITAL LEASE.** Only your signed lease and deposit guarantee you the room style of your choice. If you end up not going to school in Madison and let us know before the deadline, you can cancel your contract. (See the full cancellation policy on our application.)

**IF YOU'RE SET ON COMING TO MADISON THERE'S NO REASON TO WAIT. SIGN YOUR RISK-FREE CONTRACT TODAY!**



# 30 Years of Experience

*We're the Creators of a Better Way to Dorm*

Steve Brown Apartments is the creator and manager of this unique private dorm environment. We have been operating and managing freshman dorm properties for over 30 years. Our company is local, smaller, more flexible, more personable, and offers choices that fit the family budget. We pride ourselves on providing exceptional one-on-one support to meet the needs of freshman and first-year students. No cookie-cutter ideas here. Our programs are customized for each new group of students and based on their interests and schedules.

Our team includes live-in Resident Assistants and a Resident Director, who are typically current UW-Madison upperclassmen. These professionals participate in rigorous training that thoroughly prepares them to provide support and guidance in literally any situation – from an academic struggle to a personal crisis. Our training curriculum mirrors those found at our nation's top universities.

**Secure Your Spot Today!** Apply online at [DormsAtMadison.com/apply](https://DormsAtMadison.com/apply)



Dorm@**Lucky**

777 University Avenue, Madison, WI 53715  
608-237-2777 – [DormAtLucky.com](https://DormAtLucky.com)

Dorm@Lucky is locally owned and managed by Steve Brown Apartments.



# Application Form | Academic Year 2023-2024



**IF YOU'RE SET ON COMING TO MADISON THERE'S NO REASON TO WAIT. SIGN YOUR RISK-FREE CONTRACT TODAY!**

## STEP 1: Pick your room style.

**Double Room:** You'll share a bedroom with one roommate, typically within a 1, 2, or 3 bedroom apartment.

**Single Room:** You'll have a full bedroom to yourself, typically within a 4 bedroom apartment.

See room styles and floorplan examples on the back.

✓	ROOM STYLE	EACH INSTALLMENT	ACADEMIC YEAR
	Sm. Double <b>SOLD OUT</b>	\$995	\$8,955
	Double	\$1,275	\$11,475
	Single <b>SOLD OUT</b>	\$1,650	\$14,850
	Premium Single	\$2,200	\$19,800
	Add Early Move in	1x	\$300

Heat, electric, furniture, laundry, and Internet are included for a flat \$75/per installment Facilities Fee.

### Sign up for Early Move-In!

- » Find your classes and buy your books early – be ready when classes start!
  - » Start making new friends early. About 85% of your neighbors will choose to arrive on 8/28/23 instead of 9/3/23.
  - » Take part in all of the exciting Welcome Week events!
- To enroll simply check the box in the grid above.

## STEP 2: Read our cancellation policy.

Signing your lease is risk free – if you choose to attend a school that's not in Madison, you will be released from your obligation provided the following apply:

- » You notify us in writing before June 1, 2023.
- » You provide a copy of the denial or admittance to the other school.
- » You are not cancelling your lease to change living arrangements in Madison. Your initial \$50 deposit will remain non-refundable.

## STEP 3: Let us know how to reach you.

### Student Contact Information – ALL Fields Are Required

First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
 Address Line 1 \_\_\_\_\_  
 Address Line 2 \_\_\_\_\_  
 City \_\_\_\_\_ Country \_\_\_\_\_  
 State/Province/Region \_\_\_\_\_ ZIP/Postal Code \_\_\_\_\_  
 Cell # \_\_\_\_\_ Email \_\_\_\_\_  
 Year In School (at move-in)  Freshman  Sophomore  Junior  Senior  Other \_\_\_\_\_  
 Gender:  F  M Date of Birth \_\_\_\_\_  
 School Attending:  UW-Madison  Madison College  Edgewood College  Other \_\_\_\_\_  
 How Did You Hear About Us? \_\_\_\_\_

### Guarantor Contact Information (A guarantor is someone who agrees to pay your contract amount if you can't.)

First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
 Address Line 1 \_\_\_\_\_  
 Address Line 2 \_\_\_\_\_  
 City \_\_\_\_\_ Country \_\_\_\_\_  
 State/Province/Region \_\_\_\_\_ ZIP/Postal Code \_\_\_\_\_  
 Date of Birth \_\_\_\_\_ Cell # \_\_\_\_\_ Email \_\_\_\_\_  
 Employer \_\_\_\_\_ Position Held \_\_\_\_\_

**IMPORTANT:** We'll continue to touch base with you in the coming months to remind you of pending payments and deadlines, and to provide you with complete move in information. If your mailing address, email address, or phone number change at any point before move in day, please be sure to let us know! We need to know where to send your move in information!

## STEP 4: Confirm that you have read the terms of this application form.

### By signing your name below you are agreeing to the following:

- I have read and agree to the Applicant Acknowledgements and Applicant Statements on the reverse side of this application form.
- I understand that this dorm is a privately owned and operated by Steve Brown Apartments.
- I understand my total annual contract price is broken into nine equal installment payments. My first installment payment is due on August 1, 2023 and my last installment payment is due April 1, 2024.

Student Signature \_\_\_\_\_ Date \_\_\_\_\_

Guarantor Signature \_\_\_\_\_ Date \_\_\_\_\_

If applicant fails to sign, this document cannot be considered a valid application for occupancy.

## STEP 5: Return this application form and pay your deposit.

Return this form and your \$50 deposit. Please make checks out to SBA Management Services or call to pay by credit or debit card. This \$50 deposit is non-refundable once your lease is signed, and will be applied toward your total \$300 security deposit. The remaining \$250 is due on or before June 1, 2023.

### WHAT'S NEXT?

- » Once we receive your application and deposit, we'll rush you your lease packet either by mail or by email.
- » **Only your signed lease guarantees that you'll be in the room style of your choice (an application does not), so please return it quickly.**

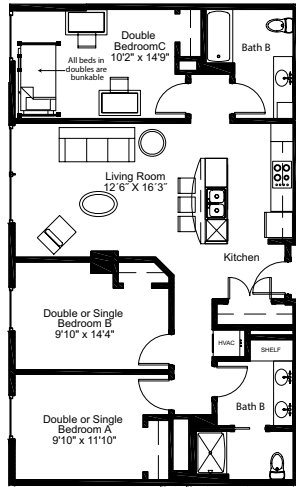
Address: 777 University Ave., Madison, WI 53715 • Phone: 877-36-LUCKY • Fax: 608-237-2778

Dorm@Lucky is locally owned and managed by Steve Brown Apartments, and is not owned, operated or inspected by the University of Wisconsin-Madison.

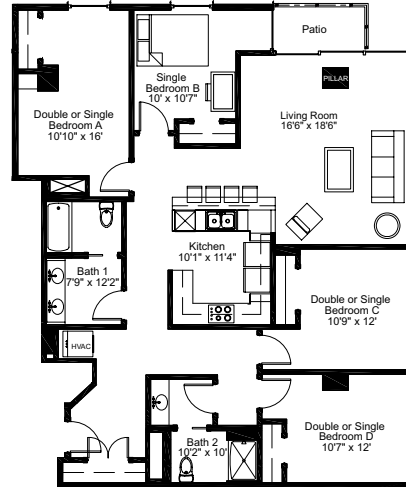
## Our floorplans provide more style and more space than typical dorm rooms.

We have dozens of unique floorplans, the images shown here are just one of many that you may be assigned to.

**DOUBLE:** Share a bedroom with one roommate typically within a 1, 2, or 3 bedroom apartment.

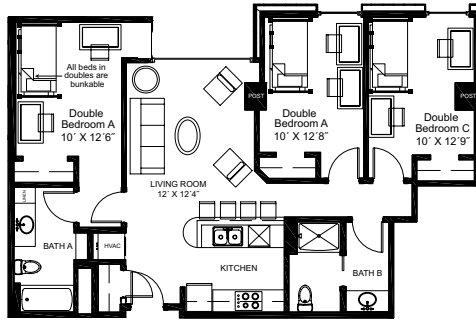


**SINGLE:** Have a full bedroom to yourself, typically within a 4 bedroom apartment.

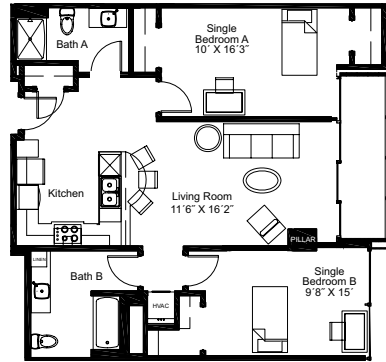


**SMALL DOUBLE:** Share a bedroom with one roommate in a three bedroom apartment with all rooms set as doubles.

*(The rooms are smaller and there is a smaller pool for roommate matching.)*



**PPREMIUM SINGLE:** Have a full bedroom and a bathroom to yourself, within a 2 bedroom apartment.



### PLEASE READ EACH SECTION CAREFULLY BEFORE YOU SIGN THIS APPLICATION:

#### Applicant Acknowledgements:

This document is not a lease, agreement or permit and it is not considered valid for residency unless signed by the applicant. Incomplete application forms, failure to submit an application form for every individual proposed resident and the submission of incomplete earnest money all invalidate the application process and any application(s) submitted containing such omissions may be rejected.

By providing your phone number and email you are granting Steve Brown Apartments permission to email or text you important updates, notices, and information. You may opt-out upon receipt.

- I hereby authorize the Owner, or his Representative, to investigate my credit and financial responsibility, income, rental and eviction history, criminal background, the statements made in this application, and to obtain a consumer credit report on me from a consumer reporting agency that compiles and maintains files on consumers on a nationwide basis. My performance under any lease or rental agreement that I may enter into with the Owner may be reported to such reporting agency.
- I acknowledge the following fee structure: 1) Rewriting Any Lease or Lease Addenda: varies, \$200 max, 2) Sublet Agreements: \$200.
- I warrant and represent that I am at least 18 years of age and that all statements herein are true and correct, to the best of my knowledge.
- I understand that application forms incompletely filled out, not submitting an application form for every individual resident, and the submission of incomplete earnest money can all invalidate the application process and that any application(s) submitted containing such omissions may be rejected at Owner's sole option.
- I have reviewed the applicant statement below and agree to the terms listed within.

#### Applicant Statements:

- If my application is approved, the Owner and I shall sign a written lease. It is my intent to lease the apartment units indicated but I understand that the Owner and I have no rental agreement until the time of the lease signing.
- I understand that there is no application fee, nor is there any administrative fee for completing the lease signing process provided there is no change in residents or terms from the time of the

initial submission of (an) application(s) until the signing of the Lease (and guarantor copies if applicable). I also understand that there is a schedule of fees for re-writing leases, completing a second lease-signing process, or creating additional addenda to modify the Lease, either before or after the initial lease signing.

- I have paid the earnest money deposit indicated on this application. The earnest money deposit will be applied toward my security deposit if the Owner enters into a lease or rental agreement with me. The remainder of the earnest money is due at the time said lease or rental agreement is signed.
- If this application is approved, and I fail to enter into a lease or rental agreement, the earnest money and any subsequent payments may be retained to compensate the Owner's costs and damages, subject to the Owner's duty to mitigate.
- I have carefully reviewed the unit information section of this application and have received any related documents as to regards the habitability of the dwelling unit from the Owner, or his Representative, and I understand my financial responsibilities as regards the payment of utility billing for this unit. I was given the opportunity to review a sample lease and the Owner's rules and regulations.
- If this application is rejected, or withdrawn before approval, the earnest money and any subsequent payments will be refunded to me. Requests to withdraw applications must be made either in writing or in person.
- Although the Owner may not have shown me the specific apartment for which I am applying, or I may not have seen the apartment at all, I fully intend to execute a Lease with the Owner for these Premises.
- Notice about sex offender registry: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by telephone at (608) 240-5830.
- I understand that I have the right to do any of the following not less than 7 days following the start of my tenancy: 1) Inspect dwelling unit and notify landlord of any pre-existing damages or defects. 2) Request a list, in writing, of physical damages or defects, if any, charged to previous tenant's security deposit.

If your application for occupancy is denied, do you wish to receive a written explanation of the denial of tenancy?  Yes  No



We do business in accordance with the federal fair housing law (The Fair Housing Amendments Act of 1988). It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.