

Papillon Apartments
1643 Josephine St, New Orleans, LA 70130
Telephone 504.561.8000 Fax 504.561.8073

2009 – FACT SHEET

The Papillon, located directly off of St. Charles Avenue, offers distinctive apartments in the Lower Garden District. This 116 unit complex has 1, 2 and 3 bedroom units available with 19 unique floor plans. Some of the 3rd floor dwellings have balconies. A few select 5th floor residences feature cathedral ceilings with floor-to-ceiling windows.

This HRI-managed property is owned by Tulane University and open to house their students, faculty and staff. Leases are **usually** 12 months (contact the Papillon Property Manager directly for further details) running from June of the current year to May of the following year.

To add your name to this property's waitlist, a Papillon Information Request form will need to be completed and emailed to Evane Charles (echarle@tulane.edu) at the Tulane University Housing and Residence Life (HRL) Department. After the requested information has been submitted to this HRL representative, then the Papillon Property Manager will be in contact regarding availability and to set up a tour (if requested).

- Minutes from interstate access, the Warehouse District, Downtown ("CBD"), French Quarter and the Garden District.
- One block away from St. Charles Avenue's streetcar line
- Near banks, convenience stores, dry cleaners and restaurants (refer to Neighborhood pamphlet).
- Security deposit is equal to a month's rent
- Late fee is \$100 if rental payment is received after the 5th of a month
- NSF fee is \$40 per NSF check
- Parking is \$75 per space per month (limited availability/only one space allowed per apartment) in a gated parking area
- High speed internet and expanded basic cable is provided by the property
- Any services over expanded basic cable and high speed internet (including telephone) are to be paid by the resident
- Resident must purchase their own internet modem
- Heated water, air conditioning and heat are to be paid by the resident
- No pets
- No subleasing
- Quiet hours (10pm the current night to 9am the following morning, 7 days a week)
- Each carpeted apartment has its own individually controlled thermostat (air conditioning and heat), breaker box, hot water heater, microwave, stove, refrigerator (with ice maker), dishwasher and stackable washer and dryer.
- All units (regardless of size) have two bathrooms. One bedroom apartments have a full bath and a half bath while the two and three bedroom units each have two full baths.
- Beautiful swimming pool, separate courtyard and charming garden areas
- Front desk courtesy service is provided 24 hours a day, 7 days a week offering package acceptance (with release)
- Onsite management office with 24 emergency maintenance service
- Tulane University shuttle stops outside Papillon's front door about every ½ hour (with some limitations/restrictions during holidays, weekends and breaks) and travels to the uptown and downtown campuses.
- Soda and snack machines, bike racks and recycling bins (paper and aluminum cans only at this time) on property.
- Two passenger elevators in the lobby and one freight elevator in the garage of this building.
- Trash chutes on every floor (except ground level) of the Papillon.
- Small, compact fitness center open 24 hours a day, 7 days a week with no fee
- Study room (with three separate areas) available to reserve during the school terms with no fee. Can be reserved outside of school terms for parties and gatherings for a minimal fee.

Apartment Sizes and Price Ranges (subject to change):

One bedrooms	\$865 - \$1070	695 - 857 square feet
One bedrooms + den	\$1190 - \$1205	956 - 970 square feet
Two bedrooms	\$1140 - \$1230	915 - 993 square feet
Three bedrooms	\$1615	1301 square feet