

# matchbox

people + property



# Explore.

[www.MatchboxRealty.com](http://www.MatchboxRealty.com)  
202 N Liberty Street, Suite 101  
Harrisonburg, VA 22802

# Never miss out!!



Follow @MatchboxRealty on social media!  
Get the first look at what's going on in  
Harrisonburg every week, recipes, special deals  
with locally owned restaurants, and  
exclusive opportunities for Matchbox tenants!  
Join the family!



[www.MatchboxRealty.com](http://www.MatchboxRealty.com)

# CONTACT INFORMATION

Physical Address: Matchbox Realty 202 N Liberty St. Suite 101 Harrisonburg, VA 22802  
Phone: 540-434-5150 | Fax: 540-434-3634

Email is our primary method of communication. We try not to overwhelm you with emails. You could receive emails about your lease, how to care for your property, ways to save money throughout your residency and more. **Please add us to your address book to ensure you do not miss this important information.**

Email: [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com)  
Website: [www.MatchboxRealty.com](http://www.MatchboxRealty.com)

**Andrea Bower**  
*Portfolio Manager*  
[Andrea@MatchboxRealty.com](mailto:Andrea@MatchboxRealty.com), ext 130

**Tasha Browne**  
*Accounting Manager*  
[Tasha@MatchboxRealty.com](mailto:Tasha@MatchboxRealty.com), ext 113

**Angela Carrier**  
*Residential Assistant*  
[Angela@MatchboxRealty.com](mailto:Angela@MatchboxRealty.com), ext 120

**Brian Cowger**  
*Chief Technology Officer*  
[Brian@MatchboxRealty.com](mailto:Brian@MatchboxRealty.com), ext 119

**Matt Curry**  
*Facilities Manager*  
[Matt@MatchboxRealty.com](mailto:Matt@MatchboxRealty.com), ext 139

**Shania Dean**  
*Assistant Portfolio Manager*  
[Shania@MatchboxRealty.com](mailto:Shania@MatchboxRealty.com), ext 114

**Erica Evans**  
*Assistant Portfolio Manager*  
[Erica@MatchboxRealty.com](mailto:Erica@MatchboxRealty.com), ext 145

**Nick Fornadel**  
*Portfolio Manager*  
[Nick@MatchboxRealty.com](mailto:Nick@MatchboxRealty.com), ext 147

**Mary Messerley**  
*President of Residential Services*  
[Mary@MatchboxRealty.com](mailto:Mary@MatchboxRealty.com), ext 146

**Graham Nelson**  
*Portfolio Manager*  
[Graham@MatchboxRealty.com](mailto:Graham@MatchboxRealty.com), ext 149

**Katie Swette**  
*Portfolio Manager*  
[KatieS@MatchboxRealty.com](mailto:KatieS@MatchboxRealty.com), ext 151

In the event of a non life threatening Emergency Maintenance Issue, like a pipe breaking or a washer flooding, please contact our office immediately by calling 540-434-5150 ext 0 or if it is after hours, ext 7. **For any emergencies that could threaten someone's safety, please contact 911.**

Harrisonburg Police (540) 434 4436 - Non-emergency  
Harrisonburg Fire (540) 432 7703 - Fire Administration  
JMU Police (540) 568-6911



# Property Summary

Call (540) 434-5150 to schedule a showing!

\*Partially Furnished

\*\* In Some Units

\*\*\*All properties that allow pets are on a case by case basis.

		ADA Accessible Units	Furnished	Washer & Dryer in Unit	Internet Included	Outdoor Amenities	Bus Stop	Clubhouse / Community Room	Pets Allowed***	Pool/Hot Tub/Jacuzzi	Gym/Gym Membership
Campbell Court			✓	✓	✓			✓		✓	
Charleston Townes		✓	✓	✓	✓	✓	✓	✓	✓	✓	
City Exchange	✓		✓	✓		✓		✓		✓	
Devon Lane Townhomes			✓			✓					
Dogwood Communities			✓			✓					
Glenside Townhomes		✓ *	✓								
Ice House North	✓		✓	✓	✓	✓		✓			
Ice House South	✓		✓	✓		✓		✓		✓	
Keezell Lofts	✓		✓	✓	✓	✓				✓	
Lady Slipper		✓ *	✓								
Livery Lofts			✓					✓		✓	
Madison Gardens		✓	✓	✓		✓		✓			
Madison Manor		✓ **	✓ **		✓	✓		✓ **			
Metro	✓		✓			✓		✓		✓	
Mountain View Heights	✓	✓	✓	✓	✓	✓		✓			
Port & Main Apartments	✓	✓	✓			✓		✓			
The Row at Memorial Hall			✓					✓			
Urban Exchange	✓		✓	✓	✓	✓		✓		✓	
The Walton			✓	✓				✓		✓	

# Campbell Court



## Historic Building

The historic Campbell Court building was remodeled in 2008. Relax in the large courtyard, complete with a grilling space, or enjoy its easily walkable location to JMU and downtown Harrisonburg!

## Unit Features

- ◆ Studios, 1 Bedrooms, 2 Bedrooms
- ◆ Energy Star Stainless Steel appliances
- ◆ 2 Entrances to apartments

## Safety Features

- ◆ Deadbolt on entrances
- ◆ Secure key FOB access

## Additional Features

- Trash collection ◆
- \*\*\*Pet friendly ◆
- Party-free atmosphere ◆

## Transportation & Parking

- Go to HDPT.com for Bus Routes ◆
- Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [CampbellCourtApartments@MatchboxRealty.com](mailto:CampbellCourtApartments@MatchboxRealty.com), or call (540) 434-5150 ext 130 today!

# Charleston Townes



Live in luxury when you choose Charleston Townes. With a fitness center, pool and hot tub, beach volleyball court, dog park, and basketball court...you'll never run out of ways to relax after classes.

## Unit Features

- ◆ 4 Bedroom, 4.5 Bathroom furnished homes
- ◆ Energy Star Stainless Steel appliances
- ◆ Private deck

## Safety Features

- ◆ Deadbolt on front door; Locks on bedroom doors
- ◆ Surveillance cameras & after-hours patrol officers

## Additional Features

- 42" Flat Screen TV ◆
- \*\*\*Pet friendly ◆
- Granite countertops ◆

## Transportation & Parking

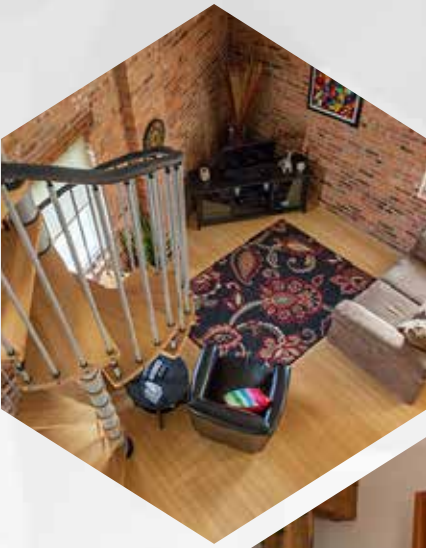
Go to HDPT.com for Bus Routes ◆

Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [CharlestonTownes@MatchboxRealty.com](mailto:CharlestonTownes@MatchboxRealty.com),  
or call (540) 705-0656 today!



# City Exchange



## Historic Building

City Exchange, built in 1908, was a production facility converted into lofts and flats in 2006. These units are packed with features, including original brick walls, bamboo or stained concrete floors and built-in surround sound wiring.

## Unit Features

- ◆ 1 Bedroom, 2 Bedroom flats & lofts
- ◆ In-unit washer and dryer
- ◆ Stainless Steel appliances and granite countertops

## Safety Features

- ◆ Key FOB access, Video-entry system
- ◆ Deadbolt on front door; Exterior cameras

## Additional Features

- Private deck / patio ◆
- \*\*\*Pet friendly ◆
- Walking distance to JMU ◆

## Transportation & Parking

- Go to HDPT.com for Bus Routes ◆
- Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [CityExchange@MatchboxRealty.com](mailto:CityExchange@MatchboxRealty.com),  
or call (540) 434-5150 ext 100 today!

# Devon Lane Townhomes



Devon Lane Townhomes, just a block from JMU, feature spacious bedrooms, two full living rooms, a fully equipped kitchen, laundry room and plenty of room to spread out! Devon Lane, not just a townhouse; a lifestyle.

## Unit Features

- ◆ 3 Bedrooms, 3.5 Bathrooms
- ◆ On-site laundry
- ◆ Oversized or walk-in closets

## Safety Features

- ◆ Deadbolt on front door
- ◆ Privacy locks on bedroom doors

## Additional Features

- 2 Entrances ◆
- Large, full Kitchen ◆

## Transportation & Parking

- Go to [HDPT.com](http://HDPT.com) for Bus Routes ◆
- Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com),  
or call (540) 434-5150 ext 116 or 149 today!



# Dogwood Communities



Quiet comfort is what you're choosing when you live in Dogwood Communities. Dogwood Commons, Dogwood Courtyard, and Dogwood Townhomes each sport unique features that you are sure to enjoy.

## Unit Features

- ◆ 1 Bedroom, 1 Bathroom (Dogwood Commons)
- ◆ 1 Bedroom, 1 Bathroom (Dogwood Courtyard)
- ◆ 2 Bedroom, 1 Bathroom (Dogwood Townhomes)

## Safety Features

- ◆ Deadbolt on entrances
- ◆ Exterior cameras (Dogwood Commons)

## Additional Features

- Full-sized washers and dryers ◆
- Dogwood Townhomes feature hardwood floors & semi-finished basement ◆

## Transportation & Parking

- Go to [HDPT.com](http://HDPT.com) for Bus Routes ◆
- Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [DogwoodCommunities@MatchboxRealty.com](mailto:DogwoodCommunities@MatchboxRealty.com), or call (540) 434-5150 ext 100 today!

# Downtown Houses



The Downtown Houses offer all there is to love about downtown living with added independence. There are a variety of houses, each with unique benefits to enjoy.

## Unit Features

- ◆ Variety of houses to choose from
- ◆ Layouts are different in every house
- ◆ Several houses with multiple kitchens

## Safety Features

- ◆ Deadbolt on front door
- ◆ Privacy locks on bedroom doors

Interested? Schedule a showing! Email [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com),  
or call (540) 434-5150 ext 149 today!

# Downtown Houses



Each of these units have unique policies surrounding policies like pets, utilities, and upkeep. All of our houses are within a short walking distance to several HDPT Bus stops, and many offer off-street parking.

## Additional Features

- ◆ Trash collection from dumpsters
- ◆ \*\*\*Pet friendly
- ◆ Large groups welcome!!

## Transportation & Parking

- ◆ Go to HDPT.com for Bus Routes
- ◆ Off-Street parking varies by property

Interested? Schedule a showing! Email [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com), or call (540) 434-5150 ext 149 today!



# Downtown Houses



Interested? Schedule a showing! Email [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com),  
or call (540) 434-5150 ext 149 today!

# Glenside Townhomes



The Glenside Townhomes, located on Devon Lane, offer three floors of comfortable living. These townhomes are near Sentara Park, campus, and shopping. Each home sports a full kitchen, laundry room, and spacious common areas.

## Unit Features

- ◆ 3 Bedroom, 3.5 Bathroom
- ◆ Furnished bedrooms with full-size beds
- ◆ Internet and trash collection included

## Safety Features

- ◆ Deadbolt on entrances; Locks on bedroom doors
- ◆ Surveillance cameras & after-hours patrol officers

## Additional Features

- Oversized closets in each room ◆
- 2 Entrances ◆
- Convenient to Campus ◆

## Transportation & Parking

- Go to HDPT.com for bus routes ◆
- Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com),  
or call (540) 434-5150 ext 149 today!



# Ice House North Apartments



**Historic Building**

The Historic Ice House building now breathes new life as a collection of remodeled living and commercial space. Close to campus, with gorgeous industrial apartments, and retail spaces, this is an incredible downtown asset for you to enjoy.

## Unit Features

- ◆ Studios and 1 Bedroom, 1 Bathroom units
- ◆ Full kitchen
- ◆ Internet and trash chute included

## Safety Features

- ◆ Deadbolt on front door
- ◆ Key FOB access; Video entry; Surveillance cameras

## Additional Features

- Restaurants, Cafes, and Shops on first floor ◆
- \*\*\*Pet friendly ◆
- In-unit washer and dryer ◆

## Transportation & Parking

- Go to [HDPT.com](http://HDPT.com) for Bus Routes ◆
- Downtown Parking ◆

Interested? Schedule a showing! Email [IceHouse@MatchboxRealty.com](mailto:IceHouse@MatchboxRealty.com),  
or call (540) 434-5150 ext 100 today!



# Ice House South Apartments



Love where you live when you choose the Ice House. These units, built in 2019, feature floor-to-ceiling windows, a huge gym, stainless steel appliances, and quartz countertops. These units offer the opportunity to live life to the fullest!

## Unit Features

- ◆ Studio, 1 Bedroom, 2 Bedroom apartments
- ◆ 1 Bathroom, 1.5 Bathroom, 2 Bathroom
- ◆ Internet and trash chute included

## Safety Features

- ◆ Deadbolt on front door
- ◆ Key FOB access; Video entry; Surveillance cameras

## Additional Features

- On-site gym ◆
- \*\*\*Pet friendly ◆
- Draperies ◆

## Transportation & Parking

- Go to HDPT.com for Bus Routes ◆
- Downtown Parking ◆

Interested? Schedule a showing! Email [IceHouse@MatchboxRealty.com](mailto:IceHouse@MatchboxRealty.com), or call (540) 434-5150 ext 100 today!

# Keezell Flats



**Historic Building**

The Keezell Flats, located in the heart of Downtown, feature beautiful full kitchens, hardwood floors and a community rooftop patio for residents to enjoy. This historic building is also home to Cats Cradle, the Yellow Button, and Lola's Delicatessen.

## Unit Features

- ◆ Studio Lofts, 1 Bedroom, 2 Bedrooms
- ◆ Full kitchen and in-unit washer and dryer
- ◆ Internet and trash chute included

## Safety Features

- ◆ Deadbolt on entrances
- ◆ FOB access, Video entry; Surveillance cameras

## Additional Features

- On-site bike storage ◆
- Energy Star Stainless Steel appliances ◆
- Granite countertops ◆

## Transportation & Parking

- Go to HDPT.com for Bus Routes ◆
- Downtown Parking ◆

Interested? Schedule a showing! Email [Keezell@MatchboxRealty.com](mailto:Keezell@MatchboxRealty.com),  
or call (540) 434-5150 ext 130 today!

# Little Red House



## Historic Building

The "Little Red House" has been revitalized from a historical cigar factory to a dazzling set of apartments. You'll love its central location downtown and how close it is to everything including JMU, the Farmer's Market, and lots of great retail options.

## Unit Features

- ◆ 1 Bedroom, 2 Bedroom, Private outdoor space
- ◆ 1 Bathroom, 2 Bathroom
- ◆ Full kitchen with granite countertops

## Safety Features

- ◆ Deadbolt on entrances
- ◆ Privacy locks on bedroom doors

## Additional Features

- ◆ In-unit washer and dryer
- ◆ \*\*\*Pet friendly
- ◆ Internet included

## Transportation & Parking

- ◆ Go to [HDPT.com](http://HDPT.com) for Bus Routes
- ◆ Permit parking

Interested? Schedule a showing! Email [LittleRedHouse@MatchboxRealty.com](mailto:LittleRedHouse@MatchboxRealty.com),  
or call (540) 434-5150 ext 100 today!



# Livery Lofts



## Historic Building

The historic Livery building now is home to gorgeous apartments and lofts, as well as Bella Luna Wood Fired Pizza. Located downtown just one block from Court Square, these units are nearby retail options and campus.

### Unit Features

- ◆ Studio & 1 Bedroom units
- ◆ Skylights and/or solar tubes
- ◆ In-unit washer and dryer

### Safety Features

- ◆ Deadbolt on entrances
- ◆ FOB entrance with video access
- ◆ Surveillance cameras throughout building interior

### Additional Features

- Internet & trash included ◆
- Full kitchen with colorful Big Chill refrigerator ◆
- Original brick walls ◆

### Transportation & Parking

- Go to HDPT.com for Bus Routes ◆
- Downtown Parking ◆

Interested? Schedule a showing! Email [LiveryLofts@MatchboxRealty.com](mailto:LiveryLofts@MatchboxRealty.com), or call (540) 434-5150 ext 130 today!

# Madison Gardens



Madison Gardens, located on South Main Street, features private balconies for each bedroom and off-street permit parking. These beautiful units are close to campus, while also giving you space and privacy to relax.

## Unit Features

- ◆ 3 Bedroom, 2 Bathroom furnished units
- ◆ Internet included
- ◆ Private outdoor space for EACH BEDROOM

## Safety Features

- ◆ Deadbolt on front door
- ◆ Exterior cameras

## Additional Features

- Furnished units ◆
- In-unit washer and dryer ◆
- Trash collection from dumpsters & recycling ◆

## Transportation & Parking

- Go to [HDPT.com](http://HDPT.com) for Bus Routes ◆
- Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [MadisonGardens@MatchboxRealty.com](mailto:MadisonGardens@MatchboxRealty.com), or call (540) 434-5150 ext 100 today!

# Madison Manor



Take a break from the business of life when you choose Madison Manor. This community includes an off-leash dog park, as well as a basketball court, and a picnic area with grills. With 2 and 3 Bedroom options, you can live life at your own pace.

## Unit Features

- ◆ 2 Bedroom, 3 Bedroom units
- ◆ 2 Bathroom
- ◆ Washer and dryer available in-unit or on premises

## Safety Features

- ◆ Deadbolt on entrances
- ◆ Privacy locks on most bedroom doors

## Additional Features

- Trash collection at on-site dumpsters ◆
- \*\*\*Pet friendly ◆

## Transportation & Parking

- Go to HDPT.com for Bus Routes ◆
- Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com),  
or call (540) 434-5150 ext 130 today!



# Metro Apartments



Let the light in when you live at Metro. These units feature huge windows, gorgeous refinished historic hardwood flooring, and an amazing location in the heart of downtown Harrisonburg.

## Unit Features

- ◆ 1 Bedroom, 2 Bedroom, 1 Bathroom
- ◆ In-unit washer and dryer
- ◆ Internet and trash included

## Safety Features

- ◆ Deadbolt on front door
- ◆ FOB access and video entry

## Additional Features

- ◆ 14 Units total, 4 newly remodeled in 2019
- ◆ Surveillance cameras throughout property
- ◆ Draperies

## Transportation & Parking

- ◆ Go to [HDPT.com](http://HDPT.com) for Bus Routes
- ◆ Off-Street permit protected parking lots

Interested? Schedule a showing! Email [Metro@MatchboxRealty.com](mailto:Metro@MatchboxRealty.com),  
or call (540) 434-5150 ext 100 today!

# Mountain View Heights



When you choose Mountain View Heights, you're choosing comfort and convenience. Enjoy staying in with an outdoor pavilion and grilling space, or going out as these 4 bedroom apartments are nearby campus, dining, shopping, and groceries.

## Unit Features

- ◆ 4 Bedrooms, 4 Bathroom furnished apartments
- ◆ 50" TV with Roku
- ◆ Internet included

## Safety Features

- ◆ Deadbolt on entrances
- ◆ Exterior cameras

## Additional Features

- Trash collection from dumpsters ◆
- In-unit washer and dryer ◆
- Walking distance to JMU ◆

## Transportation & Parking

- Go to [HDPT.com](http://HDPT.com) for Bus Routes ◆
- Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [MountainView@MatchboxRealty.com](mailto:MountainView@MatchboxRealty.com), or call (540) 434-5150 ext 100 today!

# Port & Main Apartments



When you choose Port & Main Apartments, you are choosing a walking commute of one minute to JMU, the opportunity to live with lots of friends, and an incredible value for a high quality living environment.

## Unit Features

- ◆ 2 Bedrooms, 3 Bedrooms, 5 Bedrooms
- ◆ On-site laundry
- ◆ Balcony / Patio

## Safety Features

- ◆ Deadbolt on front door
- ◆ Privacy locks on bedroom doors

## Additional Features

- Water, Electricity, Internet & Trash INCLUDED! ◆
- Large Groups Welcome!! ◆
- \*\*\*Pet friendly ◆

## Transportation & Parking

- Go to HDPT.com for Bus Routes ◆
- Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com),  
or call (540) 434-5150 ext 149 today!



# The Row at Memorial Hall



Location is everything! The Row at Memorial Hall is located steps away from Greenberrys and JMU's Memorial Hall. These three bedroom, two bathroom apartment units are ideally situated for student housing within walking distance of campus and downtown.

## Unit Features

- ◆ 3 Bedrooms
- ◆ 2 Bathrooms
- ◆ Full kitchen

## Safety Features

- ◆ Deadbolt on Front Door
- ◆ Exterior Lighting

## Additional Features

- Close to campus ◆
- \*\*\*Pet friendly ◆
- Trash collection from dumpsters ◆

## Transportation & Parking

- Go to [HDPT.com](http://HDPT.com) for Bus Routes ◆
- Permit parking lots ◆

Interested? Schedule a showing! Email [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com),  
or call (540) 434-5150 ext 149 today!

# Urban Exchange



Urban Exchange combines the best of green living, comfort, and an exciting environment. These gorgeous units feature wood flooring, access to a green roof courtyard and walk, stainless steel appliances, and a prime downtown location.

## Unit Features

- ◆ Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom, Lofts
- ◆ 1 Bathroom, 2 Bathroom, 3 Bathroom
- ◆ Internet & trash included

## Safety Features

- ◆ Deadbolt on Front Door
- ◆ FOB entrance with video entry system

## Additional Features

- Granite countertops ◆
- Gym, Apex, Study Lounge, Restaurants ◆
- \*\*\*Pet friendly ◆

## Transportation & Parking

- Go to HDPT.com for Bus Routes ◆
- Permit parking lots ◆
- Gated interior parking garage ◆

Interested? Schedule a showing! Email [UrbanExchange@MatchboxRealty.com](mailto:UrbanExchange@MatchboxRealty.com),  
or call (540) 434-5150 ext 130 today!

# Walton Hotel



## Historic Building

The historic Walton Hotel now houses gorgeous apartments. These units feature stainless steel appliances, hardwood floors throughout, and beautiful remodeled kitchens and bathrooms. The first floor houses The Golden Pony, a local restaurant and bar.

### Unit Features

- ◆ 2 Bedroom, 2 Bathroom
- ◆ Custom cabinetry
- ◆ In-unit washer and dryer

### Safety Features

- ◆ Deadbolt on front door
- ◆ FOB Access; Exterior surveillance cameras

### Additional Features

Internet included ◆

\*\*\*Pet friendly ◆

Downtown location makes commuting to campus easy ◆

### Transportation & Parking

Go to HDPT.com for Bus Routes ◆

Off-Street permit protected parking lots ◆

Interested? Schedule a showing! Email [Walton@MatchboxRealty.com](mailto:Walton@MatchboxRealty.com),  
or call (540) 434-5150 ext 149 today!



# FAQ

Call (540) 434-5150 + the property extension to set up an appointment for a showing or for help with additional questions.

[Click here to email our Main Office.](#)

## How do I take a look at an available property?

We are always happy to show prospective residents our available homes during office hours by setting up an appointment with one of our Leasing Agents. Please give us a call at 540.434.5150 during normal business hours (M-F 9:00AM-5:00PM). An appointment may be scheduled to view our occupied properties by contacting our office as well. Please note that every attempt will be made to work with your schedule, but the current residents must be notified and given sufficient notice, typically 24 hours, that their home will be shown. You will need to show a valid Photo ID prior to leaving the office with one of our Leasing Agents.

## What is the first step in leasing a property?

Once you have visited a property and you are ready to lease, anyone 18+ must fill out an application at [www.MatchboxRealty.com](http://www.MatchboxRealty.com). There will be a fee listed on the website to apply. After you have completed the application, contact our office to be matched with the appropriate Portfolio Manager.

## What is the difference between a Joint Lease and an Individual Lease?

In a Joint Account all people listed as a Tenant are equally and severally liable for performance of the lease and will be held liable for all payments due or damage to a property. In an Individual Account the individual is only liable for performance of their share of the lease and will only be held liable for their share of the payments but will still be jointly responsible for damage to the property, as we do not know who is ultimately responsible for damage in a shared home.

## I am a student, or don't have enough income to qualify for a property. Can I still lease one of your properties?

Yes, however you will be required to secure a suitable person to guarantee the Lease.

## What factors do you use in determining if my application is approved?

First and foremost, we operate in strict compliance with all Fair Housing Laws and guidelines. After receiving an application we investigate rental/ownership history, credit report, and verify all sources of funds.

## How long does it take to process my application?

Typically, once we have all pertinent information required we can fully process your application within 1 to 2 business days.

## After my application is approved, what do I do next?

We will contact you as soon as possible to let you know that you have been approved. You should then immediately schedule a lease signing appointment with one of our Leasing Agents to secure your new housing. Once contacted, the Lease must be completed by all parties and all security deposits/fees paid within three (3) business days.



City Exchange

Metro

Livery Lofts

Urban Exchange

Madison Manor

College Station

Mountain View

Bridgeforth Stadium

The Row

Kezell

Campbell Court

Ice House

Walton

Kavanaugh

Port & Main

Madison





**matchbox**  
people + property



# CHOOSE matchbox

people + property

## AND, LOVE WHERE YOU LIVE!

Here are some of the many places to eat, study, work, and enjoy life in Downtown Harrisonburg!



### Coffee Hound Coffee Shop

64 S Mason St, Harrisonburg,  
VA 22801

### Pale Fire Brewing Co.

217 S Liberty St #105, Harrisonburg,  
VA 22801



### Benny Sorrentino's Pizza

64 S Mason St, Harrisonburg,  
VA 22801

### Black Sheep Coffee

217 S Liberty St #104b, Harrisonburg,  
VA 22801



### Three Notch'd Brewing Co.

241 E Market St, Harrisonburg,  
VA 22801

### BoBoKo Indonesian Cafe

217 S Liberty St #102, Harrisonburg,  
VA 22801



### Rocktown Kitchen

217 S Liberty St #101, Harrisonburg,  
VA 22801

### Bella Luna Wood-Fired Pizza

80 W Water St, Harrisonburg,  
VA 22801



### Merge Coffee Company

425 N Main St, Harrisonburg,  
VA 22802

### Local Chop & Grill House

56 W Gay St, Harrisonburg, VA 22802



### The Golden Pony

181 N Main St, Harrisonburg,  
VA 22802

### Lola's Delicatessen

122 S Main St St #103, Harrisonburg,  
VA 22801



**For Additional Questions and Support:**

[www.MatchboxRealty.com](http://www.MatchboxRealty.com) | [Info@MatchboxRealty.com](mailto:Info@MatchboxRealty.com)

202 N Liberty St. Suite 101, Harrisonburg, Va 22802

P: 540.434.5150 | F: 540.434.3634

