

COMMUNITY GUIDEBOOK



GRAND APARTMENT

RESIDENCES

Exclusive Services & Promotions



BOZZUTO RESIDENT EXPERIENCE

PAY RENT OR BALANCE DUE, RESERVE AMENITY SPACES, INPUT MAINTENANCE REQUESTS & MORE!

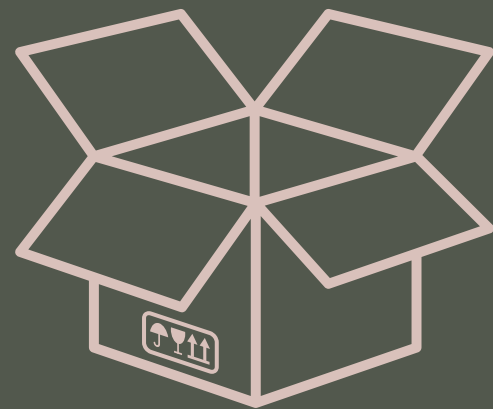
The new portal is accessible to all residents via www.bozzutoresidents.com or by downloading the mobile app.

24/7 SERVICE PROGRAM



AWAY FROM HOME

- Plant watering.
- Pet feeding.
- Peace of mind to check in on your home.
- In-home delivery management.



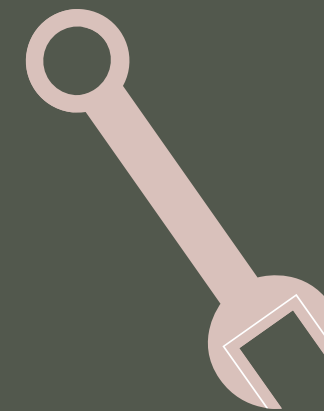
PACKAGES

- In-home package delivery.
- Doorstep newspaper delivery.
- Package Concierge system.
- In-home dry cleaning delivery.
- Outgoing package management.



LIFESTYLE

- Still and sparkling water available 24/7.
- Establish permission to enter for friends, family, dog walkers, food delivery and services.
- Compass Coffee bar open 24/7.
- In-community wine shopette.
- Dog treats at all times.



MAINTENANCE

- 24/7 team on-call to be there for you when you need them most.
- Door Batteries: Please take note, if they turn yellow, it is running low. If it is still green, you're good to go!
- Making modifications to your apartment? Submit a request!



TRANSIT

- Car2go - a car share service that allows you access to a car when you need one. Fuel, insurance, and parking are included.

EXCLUSIVE PARTNERSHIPS

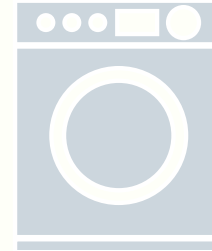


AROUND THE HOUSE



CLEANING SERVICES

- The Minte: \$20 off service or 30% off package.
- Blooming Bubbles: 20% off.



DRY CLEANING

- Dryy
- Tide Cleaners: 50% off your first order.
- Prime Enviro: Next day service available.



HOME SERVICES

- Container Store: 20% off, closet experts available.
- Need new keys? Key replacement is \$100 per fob & \$25 for your mailbox.



PERSONAL ASSISTANCE

- Please Assist Me
- Bookstore Movers



CONNECTIVITY

- Starry Internet
- Verizon FiOS
- Comast Xfinity



PET SERVICES

- Barkly: First walk free.
- Clean Puppies
- As a reminder, pet registration is \$750 & \$75 pet rent each month

FITNESS CENTER CLASSES

AND PERKS

Power 4 Life Fitness are able to provide Personal Training services.



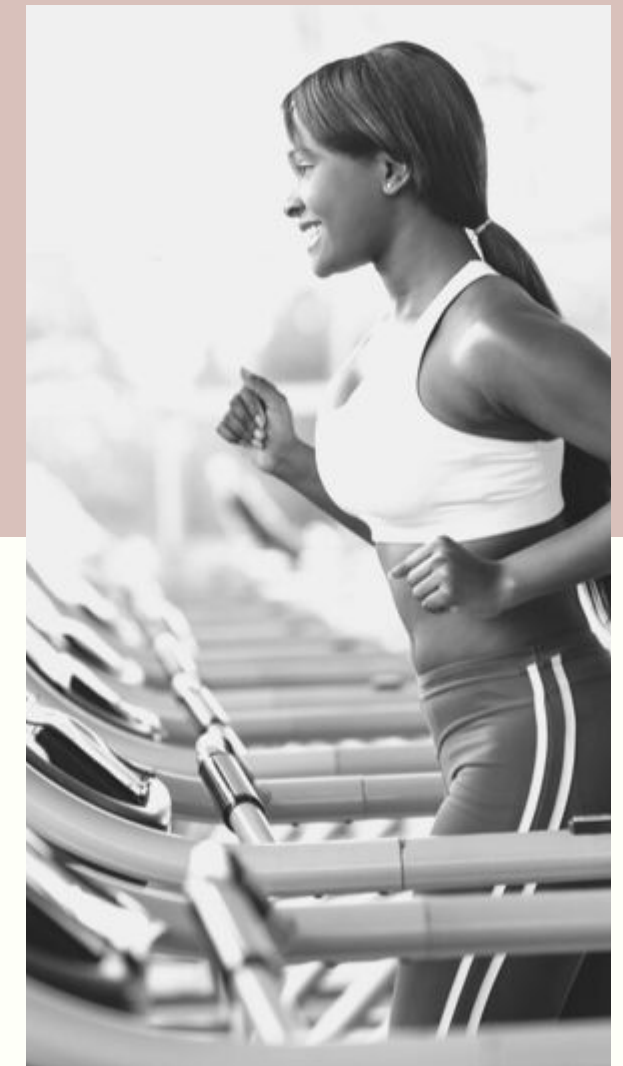
YOGA

Mondays @ 7 PM
Saturdays @ 10 AM
with **Power 4 Life Fitness.**



STRENGTH AND TONE

Wednesdays @ 7 PM
with **Power 4 Life Fitness.**

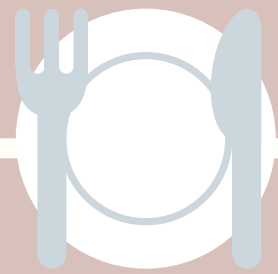


24/7 CLASSES

Fitness on-demand.

Fitness Center also features Peloton, TRX and a multitude of state-of-the art equipment.

HEPBURN RESIDENT DISCOUNTS



EAT & DRINK

- **Sherry's Wine & Spirits:** 10% off cases of wine and free delivery to The Hepburn.
- **La Tomate:** 15% off when dining in.
- **Martin's Wine and Spirits:** 10% off wine & champagne in store. 15% off wine cases. Free delivery to The Hepburn.



LIFESTYLE

- **Flywheel:** 20% off class packages.
- **Spa Logic:** 10% off any service.
- **District Cryo:** Special resident intro rate.
- **Take Five Meditation:** \$15 off first visit.



SERVICES

- **Washington Hilton:** 15% off food and beverage outlets. "i2" book code discount on BAR when available.
- **DuPont Vet Clinic:** 10% off first visits/new pet registration.
- **Max Steam Inc Auto Detail:** 20% off website booking.



SHOP

- **Kendra Scott:** 10% off in-store purchases.
- **Style by Rachel:** Complimentary 30 minute closet & style consult session.
- **Hyde Closet:** Special resident promo.

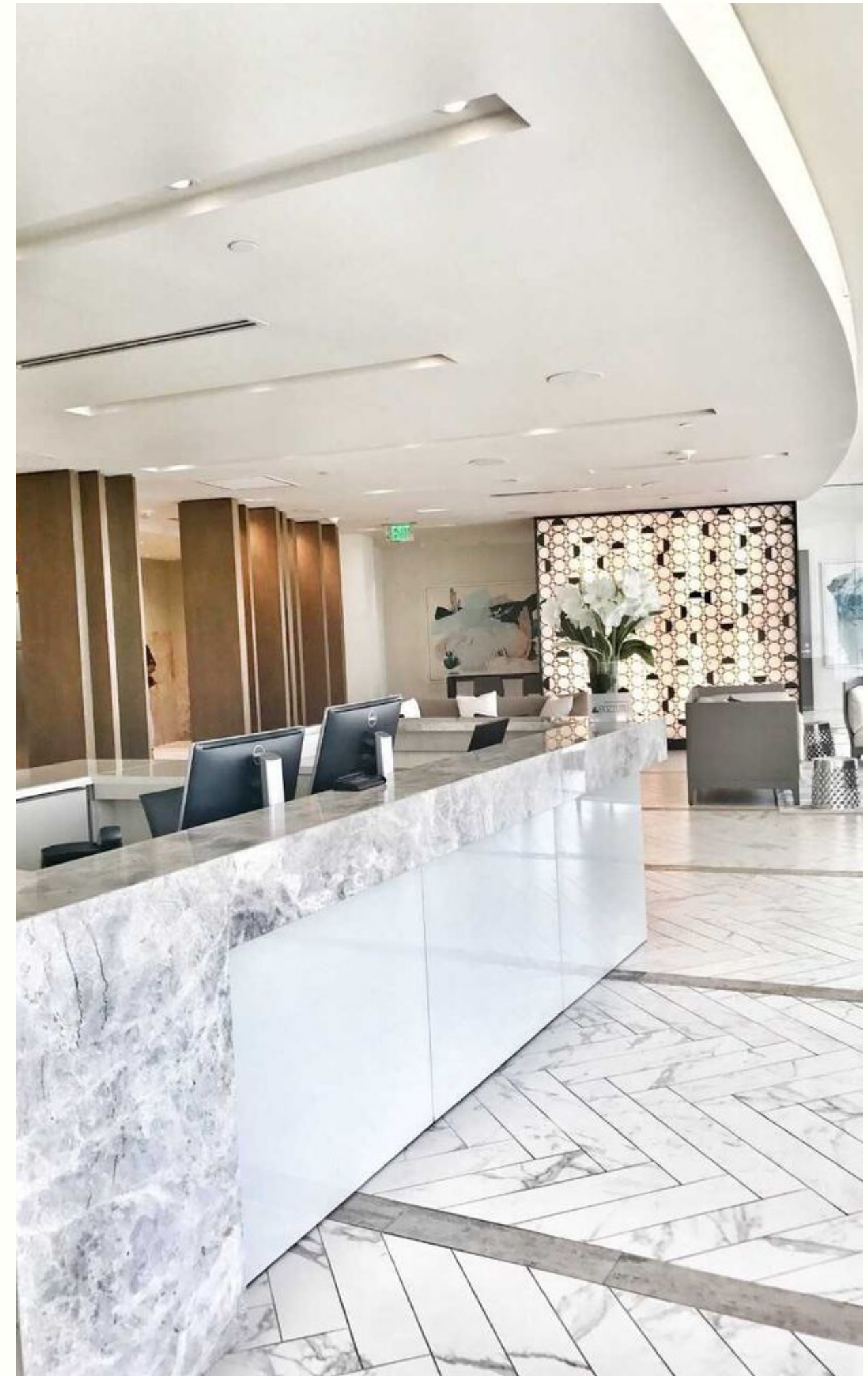


EVENTS AT THE HEPBURN



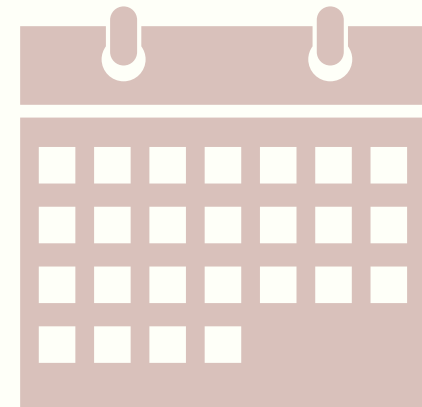
SIGNATURE EVENT PARTNERS

Jonathan Bardzik
Georgetown Allure
Mission Edit
Soulex
Galley
4P Foods
Grape Intentions
Vegetable & Butcher
Whisked!
IV Doc
Array Florals
Circle + Line Catering



RESERVE AN AMENITY SPACE 101

1. Stop by the leasing office or request your reservation on the Bozzuto Resident Experience portal.
2. Complete required Amenity Reservation Agreement Form and return to the office.
3. Submit payment for the event and drop-off a separate check with the leasing office for the \$500 security deposit.
4. Once payment is submitted and forms are complete, your reservation is considered booked!



LEADING UP TO YOUR EVENT

1. Working with a caterer? Let the office know what company to expect and when they'll be arriving.
2. Anticipating larger deliveries? Request the loading dock in advance.
3. Will you need anything from us? Examples include furniture movement within the space or special day-of attendant requests.
4. Create your guest list and pass along to the Concierge Team so they know exactly who to let into the space for you.



MEET OUR TEAM

THE HEPBURN'S LEASING OFFICE, CONCIERGE &
MAINTENANCE STAFF



OUR OFFICE TEAM

FINDING YOUR SANCTUARY



ALLISON
GOODMAN

Property Manager

Ensuring The Hepburn is always meeting your five-star expectations and welcoming your feedback - including ways we can improve and hearing when we've earned our stars.



JESSE
MOORE

Assistant Property
Manager

Questions related to resident accounts? Such as billing inquiries, how to submit payment, renewing your lease, or submitting your notice to move-out.



JENNIFER
GEBHARDT

Sales & Marketing
Associate

Do you have a friend looking for a beautiful apartment? Or maybe you have added a pet to your family! Our leasing team can assist you with any and all things "lease-related."



LAUREN
BITZER

Sales & Marketing
Associate

OUR CONCIERGE TEAM

PUTTING YOU FIRST

From scheduling in-home deliveries to providing friends & family access to your apartment home, our concierge team excels in providing a five-star experience to all.



RUPERT MANNING

Executive Concierge



RUSSELL GOODMAN

Friday to Tuesday Afternoons



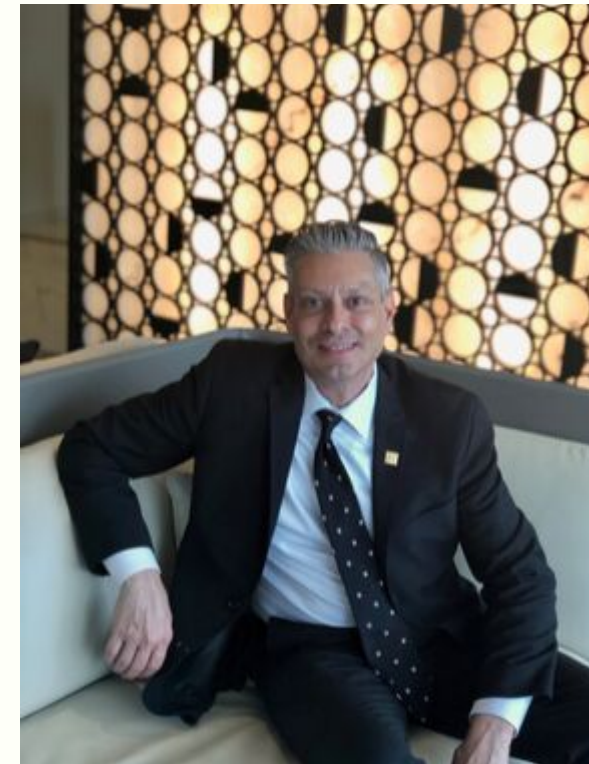
DANIELLE COKER

Sunday to Thursday
Overnight



JORDAN BRITT

Monday to Friday Morning to
Afternoons



FRANK MILITI

Wednesday to Sunday
Evenings



MICHELLE THOMAS

Weekend Morning to
Afternoons



**ARNELL MORGAN-
BEAN**

Weekend Overnight

OUR MAINTENANCE TEAM

SUPPORTING YOUR HOME

Our top-rated service team are considered our maintenance maven. Leading the way in ensuring everything from preventative maintenance programs are executed to assisting with day-to-day maintenance tickets.



PHILIP POPO

Service Manager



**BRIAN
CLEMONS**

Assistant Service
Manager



**DAMION
HOPKINSON**

Maintenance
Technician

CONTACT US

FOR QUESTIONS AND CLARIFICATIONS

LEASING OFFICE

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CONCIERGE TEAM

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