

**2024**

Created  
for  
Students  
by  
Students

# Renter's Survival Guide

Price List  
pg. 3-4



VIRTUAL  
OPEN HOUSE  
February 24  
8am-11am



**Palouse**  
Properties Inc





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# Palouse Properties Inc

## Spring 2024 Price List APARTMENT COMPLEXES/CONDOS

| Bdrms  | Address                         | 12 Mo<br>Jun&Jul &<br>Aug-May<br>Rate | 10 month<br>Aug-May<br>Lease<br>Rate | 12 Mo<br>Aug-May<br>& Jun&Jul<br>Rate | Floor       | Approx<br>SqFt | Laundry   | BthRm | D/W | Deck/<br>Addtl<br>Storage | Internet<br>Access | Pets |
|--------|---------------------------------|---------------------------------------|--------------------------------------|---------------------------------------|-------------|----------------|-----------|-------|-----|---------------------------|--------------------|------|
| studio | 1636 Levick Apt 3               | \$480                                 |                                      |                                       | Level 1     | 400            | Coin-op   | 1     | Y   |                           | F, C               | Cat  |
| studio | 203 Lathen Apt 2                | \$480                                 |                                      |                                       | Level 1     | 400            | Coin-op   | 1     | Y   |                           | F, C               | Cat  |
| 1      | 1230 S Main St                  | \$600                                 |                                      |                                       | Level 2 & 3 | 590            | None      | 1     | N   |                           | F, C               |      |
| 1      | 201/203 Lathen St               | \$580                                 | \$660                                |                                       | Level 1     | 480            | Coin-op   | 1     | Y   |                           | F, C               | Cat  |
| 1      | 1610/1636/1662 Levick St        | \$580                                 | \$660                                |                                       | Level 1     | 480            | Coin-op   | 1     | Y   |                           | F, C               | Cat  |
| 1      | 707-713 Taylor                  | \$640                                 | \$700                                |                                       | Level 1     | 567            | Coin-op   | 1     | N   |                           | F, C               |      |
| 1      | 201/203 Lathen St               | \$590                                 | \$680                                |                                       | Level 2 & 3 | 480            | Coin-op   | 1     | Y   |                           | F, C               | Cat  |
| 1      | 1610/1636/1662 Levick St        | \$590                                 | \$680                                |                                       | Level 2 & 3 | 480            | Coin-op   | 1     | Y   |                           | F, C               | Cat  |
| 1      | 515 Taylor                      | \$660 **                              |                                      |                                       | Level 1 & 2 | 540            | Wshr/Dryr | 1     | Y   |                           | F, C               |      |
| 1      | Tule Place 258 Baker St 1, 7    | \$650                                 |                                      |                                       | Level 1 & 2 | 575            | None      | 1     | N   |                           | F, C               |      |
| 1      | Tule Place 250 Baker St 1, 7    | \$690                                 |                                      |                                       | Level 1 & 2 | 575            | Wshr/Dryr | 1     | Y   |                           | F, C               |      |
| 1      | Blackk Cove<br>286-310 Baker St | \$820                                 |                                      |                                       | Level 1 & 2 | 550            | Wshr/Dryr | 1     | Y   |                           | F, C               |      |
| 1      | 1104/1106 West A St             | \$780                                 | \$896                                |                                       | Level 1,2,3 | 550            | Wshr/Dryr | 1     | Y   | D, S                      | F, C               |      |
| 1      | 201 S Almon St                  | \$600                                 |                                      |                                       | Level 1 & 2 | 500            | Coin-op   | 1     | N   |                           | F, C               |      |
| 2      | 1565/1575 Levick St             | \$740                                 | \$792                                |                                       | Level 1     | 720            | Coin-op   | 1     | Y   |                           | free W             |      |
| 2      | 1565/1575 Levick St             | \$760                                 | \$874                                |                                       | Level 2 & 3 | 720            | Coin-op   | 1     | Y   |                           | free W             |      |
| 2      | 116 - 201 S Almon St            | \$730                                 |                                      |                                       | Level 1 & 2 | 680            | Coin-op   | 1     | N   |                           | F, C               |      |
| 2      | 1005 West A St                  | \$750                                 | \$850                                |                                       | Level 1,2,3 | 840            | Coin-op   | 1     | Y   | D, S                      | F, C               |      |
| 2      | 708-720 Queen Rd                | \$740                                 | \$814                                |                                       | Level 1,2,3 | 700            | Coin-op   | 1     | N   |                           | F, C               |      |
| 2      | 1609-1651 Levick 4plexes        | \$900                                 | \$1,012                              |                                       | Level 1 & 2 | 800            | Wshr/Dryr | 1     | Y   |                           | F, C               |      |
| 2      | 120-126 Baker St                | \$840                                 |                                      |                                       | Level 1 & 2 | 720            | Wshr/Dryr | 1     | Y   |                           | F, C               | Cat  |
| 2      | 1579 Lenter                     | \$840                                 | \$940                                |                                       | Level 1     | 900            | Wshr/Dryr | 1     | Y   | S                         | F, C               |      |
| 2      | 515 Taylor Ave                  | \$880 **                              |                                      |                                       | Level 1 & 2 | 628            | Wshr/Dryr | 1     | Y   |                           | F, C               |      |
| 2      | 1104-1110 King Rd               | \$1,050                               | \$1,200                              |                                       | Level 1 & 2 | 780            | Hookups   | 1     | Y   |                           | F, C               |      |
| 2      | 1531 Lenter St                  | \$840                                 | \$940                                |                                       | Level 1     | 900            | Wshr/Dryr | 1     | Y   |                           | F, C               |      |

### Legend:

Deck/Additional Storage: D=Deck; S=Storage  
Internet Access: C=Cable; E=Ethernet; F=Fiber; W=Wireless  
\*\* Price: water, sewer, garbage is extra (tenant expense)  
Rental rates are preliminary and may be subject to change.

**Visit our Web Site [www.palouseproperties.com](http://www.palouseproperties.com) for availability and current pricing**



# Palouse Properties Inc

## Spring 2024 Price List

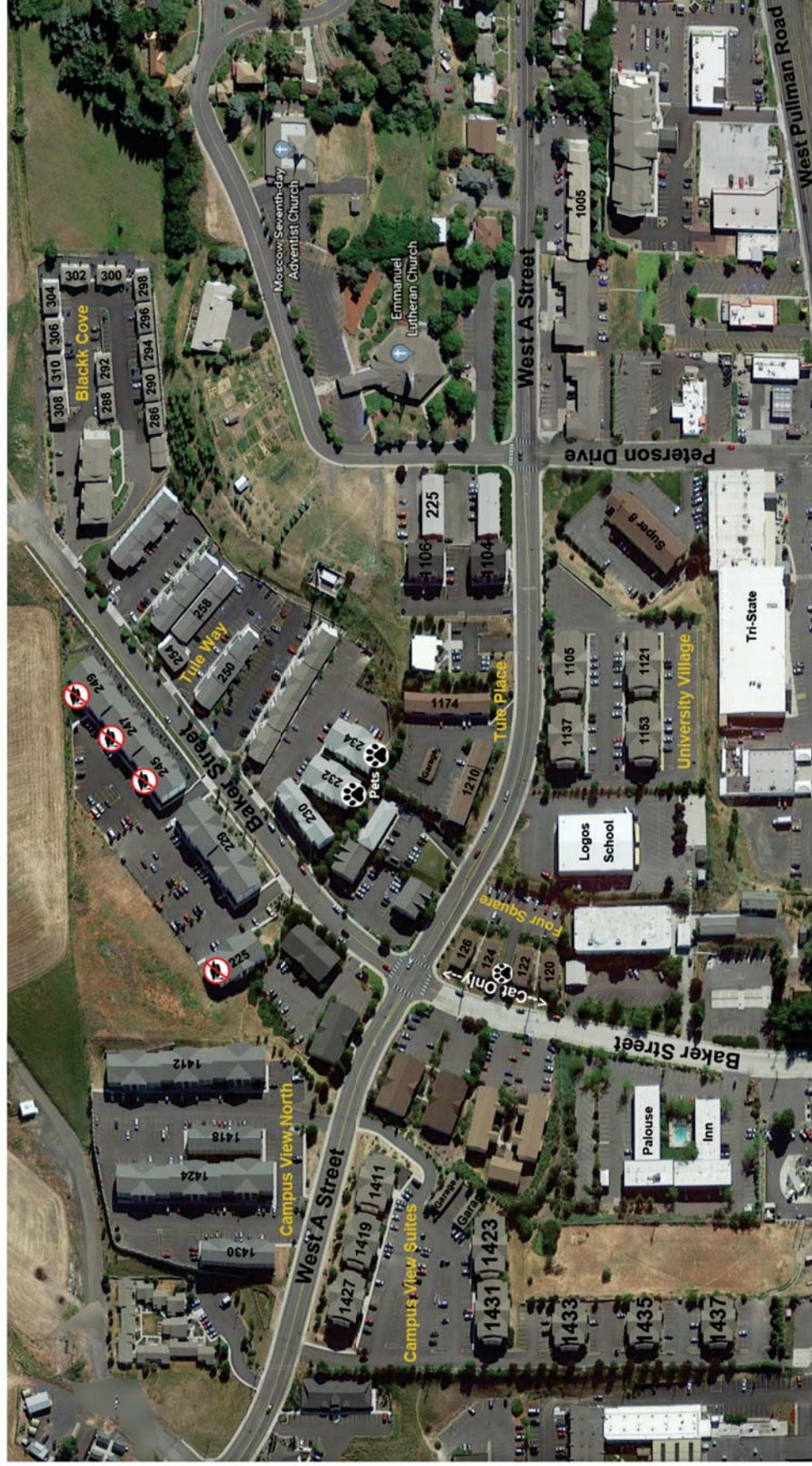
### APARTMENT COMPLEXES/CONDOS

| Bdrms | Address                                     | 12 Mo<br>Jun&Jul &<br>Aug-May<br>Rate | 10 month<br>Aug-May<br>Lease<br>Rate | 12 Mo<br>Aug-May<br>& Jun&Jul<br>Rate | Floor                 | Approx<br>SqFt | Laundry   | BthRm               | D/W | Deck/<br>Addtl<br>Storage | Internet<br>Access | Pets |
|-------|---|---------------------------------------|--------------------------------------|---------------------------------------|-----------------------|----------------|-----------|---------------------|-----|---------------------------|--------------------|------|
| 2     | 1531 Lenter St                              | \$880                                 | \$980                                |                                       | Level 2 & 3           | 900            | Wshl/Dryr | 1                   | Y   |                           | F, C               |      |
| 2     | 1579 Lenter St                              | \$880                                 | \$980                                |                                       | Level 2 & 3           | 900            | Wshl/Dryr | 1                   | Y   | D                         | F, C               |      |
| 2     | Campus View Suites<br>1411/1419/1427 W A St | \$1,000                               | \$1,100                              |                                       | Level 1,2,3           | 1000           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 2     | Campus View North<br>1418 W A St Apt 103    | \$1,000                               |                                      |                                       | Level 1<br>Accessible | 1030           | Wshl/Dryr | 1                   | Y   | D, S                      | F, C, E            |      |
| 2     | Campus View Suites<br>1433/1435/1437 W A St | \$930                                 | \$1,070                              |                                       | Units 1 & 3           | 890            | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            | Pet  |
| 2     | Campus Commons<br>230 Baker St Apt 104      | \$960                                 | \$1,040                              |                                       | Level 1<br>Accessible | 1030           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 2     | Campus View North<br>1412/1424 West A St    | \$1,040                               | \$1,160                              |                                       | Level 1,2,3           | 1050           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 2     | Campus Commons<br>229 Baker St              | \$1,040                               | \$1,160                              |                                       | Level 1,2,3           | 1050           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 2     | Campus Commons<br>232 & 234 Baker St        | \$1,060                               | \$1,170                              |                                       | Level 1,2,3           | 1050           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            | Pet  |
| 3     | Deer Park Condos<br>1475/1493 Northwood Dr  | \$600/\$1,200                         | \$1,320                              | \$1,200/\$600                         | Level 1 & 2           | 1050           | Wshl/Dryr | 2                   | Y   | D                         | F, C               |      |
| 3     | Campus Commons<br>230 Baker St              | \$645/\$1,290                         | \$1,425                              | \$1,290/\$645                         | Level 1,2,3           | 1030           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 3     | Campus View North<br>1418/1430 West A St    | \$645/\$1,290                         | \$1,425                              | \$1,290/\$645                         | Level 1,2,3           | 1030           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 3     | Campus View Suites 1423/1431<br>W A St      | \$615/\$1,230                         | \$1,380                              | \$1,230/\$615                         | Level 1,2,3           | 1070           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 3     | University Village<br>1105-1153 W A St      | \$615/\$1,230                         | \$1,380                              | \$1,230/\$615                         | Level 1,2,3           | 1070           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 3     | 701 Taylor Ave                              | \$600/\$1,200                         | \$1,320                              | \$1,200/\$600                         | Level 1,2,3           | 884            | Wshl/Dryr | 1 w/extra<br>Vanity | Y   |                           | F, C, E            |      |
| 4     | Campus View Suites 1423/1431<br>W A St      | \$800/\$1,600                         | \$1,720                              | \$1,600/\$800                         | Level 1,2,3           | 1210           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 4     | University Village<br>1105-1153 W A St      | \$800/\$1,600                         | \$1,720                              | \$1,600/\$800                         | Level 1,2,3           | 1210           | Wshl/Dryr | 2                   | Y   | D, S                      | F, C, E            |      |
| 4     | 621/701 Taylor Ave                          | \$800/\$1,600                         | \$1,720                              | \$1,600/\$800                         | Level 1,2,3           | 1152           | Wshl/Dryr | 2                   | Y   |                           | F, C, E            |      |
|       |   |                                       |                                      |                                       |                       |                |           |                     |     |                           |                    |      |
|       |   |                                       |                                      |                                       |                       |                |           |                     |     |                           |                    |      |

#### Legend:

Deck/Additional Storage: D=Deck; S=Storage  
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 Rental rates are preliminary and may be subject to change.

**Visit our Web Site [www.palouseproperties.com](http://www.palouseproperties.com) for availability and current pricing**





Blake Ave  
Boyde  
King RD  
Lathen  
Lauder Ave  
Lenter

S. Levick  
Linda Lane  
Queen RD  
S. Main  
W Taylor





# Where Do I Start?

---

- 🔍 Checkout our pricelist to find important information, such as location, price, amenities, and more! The best time to find rentals for the next school year is the end of February. All units that are not renewed can be viewed on the Palouse Properties website at [www.palouseproperties.com](http://www.palouseproperties.com)
- 🔍 Lease Terms for available apartments are 10 or 12 months (depending on renter's preference). Leases end on the last day of May, June and July; the following lease will usually start within the first couple of weeks of June, July, or August.
- 🔍 After our open house, please check our website as frequently as you can for the best and most updated information. If you see an apartment you believe can suit your needs, **act quickly**.
- 🔍 During our virtual open house, there will be a web form to fill out with your top priority choices. We will contact you to help with the next step in securing your property.
- 🔍 If you have any questions during the initial search process, please give us a call or send us an email. We will help guide you and try to answer any questions that you may have.

# Renter's



# Insurance

## And Why It's Important

### What You Need to Know

Whether you rent a dorm, apartment, condo, or house, you'll need renter's insurance. Your landlord's insurance policy does not cover any of your personal belongings in the event of theft, fire, fridge failure, or other damage.

Your renter's policy covers your personal property against theft or damage (subject to the limits and deductibles you select). The coverage applies even while away from home! For a small additional premium, you can choose to carry full value coverage on your personal property, which ensures that you will be paid in the full replacement cost of items that are damaged or stolen without deduction for depreciation.

### Protect Yourself and Your Guests

Your renter's insurance policy also protects you and your family against certain injury and damage claims for which you may be liable.

Legal Liability: A renter's policy can also provide certain limits of legal defense to cover if sued after a covered loss.

Medical Payments: You can select medical payments coverage which will pay for medical expenses incurred by a visitor who is injured at your residence regardless of fault.

### The Right Coverage, The Right Price

Renter's insurance policies are an affordable option for most renters and can include additional discounts (Burglar alarm credits).

Account Credits: If you get renter's insurance through the same company that carries your auto insurance, you may be able to save money on both policies.

**From Clothes and Furniture, to Electronics and Perishables, you have a lot to lose.**

**OR DO YOU?**

**Protect your things with Renter's Insurance**



Contact your insurance agent for pricing and other details!



# Security

- Q A **security deposit** is a sum of money held in trust, to guarantee the cost of repairs necessary to bring the property to a standard level of quality at the end of the lease. The deposit is partially **refunded** if the property is kept in good condition. A security deposit is usually equivalent to one month's rent, but it **doesn't count as a rent payment**. A security deposit may not be transferred to the same person on another lease or rental address.
- Q The expectation is that each resident will maintain the premises in a clean and sanitary manner and will surrender it in like condition. Examples of damage beyond ordinary wear and failure to maintain the property, which would indicate a case for abuse, misuse, or neglect include:
- Q Excessive or large holes in walls; burns in carpet or on countertops; broken or damaged doors; stains in carpet and tears in vinyl flooring; any and all pet damage; and furniture or debris left within the unit. Additionally, any unpaid rent, unpaid utilities, or any other unpaid items covered under the lease agreement will be deducted from the security deposit. A carpet cleaning fee will also be taken out of your deposit per your signed lease agreement.
- Q With these things in mind, here are some suggestions to get as much of your deposit back as possible: keep your unit maintained and clean; take the garbage out, run your bathroom fan/all house fans regularly, don't smoke inside or burn candles, keep your appliances clean, don't use large screws or sheetrock anchors in your walls, report maintenance problems promptly, and when you move out, take all of your personal possessions with you.

# Deposit

- Q With your deposit statement, you will receive a written itemized statement listing each invoice and the amounts that were paid against the ledger. You will also see an accounting of any rent credits and/or charges that are applied to your ledger. The amount of the deposit at the start of your lease is divided between you and your roommates equally. For example, if you have 3 roommates and the carpet cleaning fee is \$150.00, then that would be deducted from your deposit as \$50.00 ( $\$150.00/3$ ). As stated in the lease agreement, tenants are responsible for the professional carpet cleaning fee and it is automatically deducted from your portion of the security deposit.
- Q According to Idaho Tenant Law, the deposit statement must be returned to you by your landlord between 21 but no more than 30 days after the end of your lease or when your keys are surrendered, whichever comes later. When turning in your keys and planning for the end of your lease it is **imperative** that your landlord and the United States Post Office have an accurate forwarding address and an email address for you, so that we can contact you if needed.
- Q If you don't know what address you will be at or you are an international student leaving to go to another country, you can leave the address of a family member or close friend who is aware of the incoming correspondence. There are other methods to get your security deposit to you, so keep an open line of communication with your landlord as they may have direct deposit or other options available to you. Be proactive in your approach as it will save you time later.
- Q Rent is non-refundable while deposits can be refundable. "During the tenant's lease term, deposit funds will be held in a special escrow trust account for safekeeping and to avoid intermingling refundable funds (deposits) with nonrefundable funds (rents)." (Landlord and Tenant Guidelines, October 2012, Page 26.)



# **Renting Hacks**

## **Our Best Tips and Advice**

### **Tips for Renters:**

- Plan your budget to include all of your expenses, not just rent (insurance, groceries, utilities)
- Know the rental application requirements
- It is very important to get renter's insurance!
- Make a list - prioritize which amenities you want and are looking for



**Know your service  
provider information!**

### **Things to remember when moving in:**

- Update your previous address information to your new home
- Buy used furniture to save on costs (We love Habitat for Humanity!)

# Perks Of Living Off Campus

- ☐ Cheaper than on-campus housing
- ☐ Choice of roommates or living alone
- ☐ More freedom and independence
- ☐ Start building a rental history
- ☐ Choice of meals
- ☐ Gain more responsibility
- ☐ More amenities
- ☐ Affordable parking
- ☐ Pet friendly options





1006 Railroad Street | Moscow, Idaho | 208-885-6424  
parking@uidaho.edu | www.uidaho.edu/parking

## 2023-24 Academic Year

### PARKING ON CAMPUS

Valid permits are required in all regular spaces in color-coded lots during the academic year.



Purchase permits online at  
[aims.parking.uidaho.edu](https://aims.parking.uidaho.edu)

### LOCAL TRANSPORTATION

**Save money on gas and car insurance with these easy, accessible options.**

**WALKING & BIKING:** Get to restaurants, grocery stores and other local businesses within a two-mile radius of campus.

**SMART Transit** fixed route buses are FREE for everyone! Partially funded by PTS, there are eight stops on the UI campus and routes that reach west to WalMart and east to Safeway. SMART Transit runs 6:40 a.m.-6:40 p.m., Monday-Friday.

Follow us on Instagram



Parking Maps



Follow us on Facebook



## TRAVELING WITHIN IDAHO DURING ACADEMIC BREAKS

### Vandal Break Bus

**Low-cost, safe & convenient chartered bus transportation for academic breaks**

Travel round-trip or 1-way.

Purchase details located at

<https://tinyurl.com/vandalbreakbus>



- Vandal Break Buses are chartered especially for Vandals traveling during academic breaks.
- Students from other institutions may also ride.
- Paid student reservations supplement the cost of chartering each bus & PTS pays the difference.
- Vandal Break Buses follow the same route between Moscow and Boise.



#### Vandal Break Bus Routes

**Moscow > Boise | \$45 one way or \$80 RT**

New Meadows | Weiser | Payette Caldwell  
Nampa | Meridian | Boise

**Moscow > Idaho Falls | \$65 one way or \$120 RT**

Mountain Home | Bliss | Twin Falls Burley  
Pocatello/Chubbuck | Blackfoot | Idaho Falls

**Moscow > Coeur d'Alene | \$15 one way or \$25 RT**

# FIRE SAFETY TIPS FOR YOUR HOME

## Keep combustibles away from heaters

Combustibles should be kept at least 3 feet from space heaters at all times.

(208)882-2831

## Create an escape plan

Ensure all members of the family know the emergency exits at home in case of fire.

## Switch off appliances

Double check and make sure appliances are not left running after use.

**BE AWARE AND  
STAY SAFE!**

## Keep address visible

Make sure your address is visible in case first responders need to come.

## Clean vents and dryers

Clean lint filters after use and ensure all vents are unobstructed.





# MOSCOW POLICE DEPARTMENT

## CRIME PREVENTION INFORMATION



*"Welcome to the City of Moscow! As new community members it is important to know the Moscow Police Department is here to serve you. We strive to protect Moscow using our five core values; service, pride, integrity, compassion, and excellence. The Moscow Police Department believes in the community policing and working with citizens to prevent and solve crimes."*

- OFC McKenzie  
Fosberg

### **Tips to Remember:**

Always lock your doors and windows

Install/increase bright outdoor lighting

Secure all property stored outdoors (i.e., bicycles)

Get to know your neighbors and look out for each other

Require signature for packages delivered to your home

Report suspicious activity to MPD (208-882-2677)

Park in well-lit areas

Hide your valuables

Lock your vehicle everytime

Take your keys inside





# University of Idaho

## Department of Student Involvement

The Department of Student Involvement is home to student clubs, organizations, ASUI, Vandal Entertainment, leadership and volunteer programs, Civic Action Team, student media, Fraternity & Sorority Life, and Student Sustainability Cooperative





Vandal Food Pantry is a program of  
the Student Sustainability  
Cooperative here at the University  
of Idaho



Contact email:  
[getinvolved@uidaho.edu](mailto:getinvolved@uidaho.edu)

Phone number:  
208-885-6331



**DSI connects  
students to  
opportunities  
outside of the  
classroom**

# **VANDAL OUTDOOR PROGRAM**

**THE UNIVERSITY OF IDAHO OUTDOOR  
PROGRAM OFFERS:**

**RENTALS AND EQUIPMENT**

**TRIPS AND ACTIVITIES**

**TRIP PLANNING ASSISTANCE**

**OUTDOOR INFORMATION AND RESOURCES**

**VISIT THE OUTDOOR PROGRAM IN THE REC  
CENTER TO FIND OUT MORE!**



**CALL (208) 885-6810  
FOR MORE INFORMATION**



YOU ARE NOT ALONE



# Mental Health **HOW TO TREAT**

- Eat healthy
- Talk about your feelings
- Exercise
- Find activities you enjoy
- Connect with others
- Follow a schedule
- Take time to rest

Call the Counseling & Testing Center (208)885-6716 to schedule an appointment with one of their professional clinicians. They offer psychological and psychiatric services to UI students.





# University of Idaho

## Career Services

Visit the University of Idaho Career Services website for information on possible careers, free assessments, jobs and internships, resumes and cover letters, and much more. Free to all students.

**Mailing Address:**

875 Perimeter Drive MS 2534  
Moscow, ID 83844-2534

**Phone:** 208-885-6121

**Fax:** 208-885-2816

**Email:**

[careerservices@uidaho.edu](mailto:careerservices@uidaho.edu)

**Idaho Student Union  
Building, Vandal Success  
Center, 3rd Floor**

**Fall & Spring Semester Hours:**  
(M-F from 8 a.m.-5 p.m.)

**Fall & Spring Semester Drop-in  
Hours:**

(M-F from 11 a.m.-1 p.m.)

**In-Person Drop-ins - Stop by the  
Vandal Success Center desk to  
get started (ISUB 3rd Floor)**

# MOVING OUT?

## TIPS FOR MOVING OUT

- *Clean your bathroom*
- *Vacuum, sweep, and mop the floors*
- *Clear the lint trap*
- *Turn off auto pay for rent*
- *Close out utilities and internet*
- *Contact internet provider*
- *Notify Avista*
- *Donate furniture you do not need*
- *Wrap fragile items in soft linen*
- *Cover up monitors with t-shirts so they do not get scratched*
- *Double check each room to make sure you did not forget anything*



# MEET THE RENTER'S SURVIVAL GUIDE AUTHORS



**We are the Palouse Properties team of Vandal Solutions, a non-profit marketing and advertising group at the University of Idaho. Our project team works specifically with the property management company, Palouse Properties, to market off-campus housing solutions to students at the University of Idaho. If you are a college student looking to gain Business experience, check out our website at <https://www.vandalsolutionsuidaho.com/>**

# Palouse Properties Inc

Greek Life Welcome!

Looking to rent?

Scan Here!







**Palouse**  
Properties Inc

# **Virtual Open House**

**February 24th**

**8am - 11 am**

**[www.palouseproperties.com](http://www.palouseproperties.com)**



**palouse\_properties**



**Palouse Properties Inc.**