



MASTER SUITES
CORPORATE HOUSING

GUIDE TO FINDING TEMPORARY HOUSING

*In The California
Central Valley*

www.mastersuites.net

INTRODUCTION

Finding temporary housing in the California Central Valley, for yourself or your employees, doesn't need to be like searching for a needle in a haystack, though some options may leave you feeling like you're doing just that.

The good news is, you do have choices. Temporary housing providers offer a full-range of options you're unlikely to get on your own, such as flexible lease terms and fully stocked kitchens.

What else comes with temporary housing? Luxurious furnishings, private parking garages, washer and dryer, cable television, phone service and high-speed internet, generous utility allowances, housekeeping, and 24/7 concierge services, just to name a few.

As a temporary housing provider that specializes in this area, we offer this **Guide to Finding Temporary Housing in the California Central Valley**. Whether you are searching for yourself during a relocation, or you're responsible for finding temporary housing for employees, this guide provides information to help make the job easier.

In the guide you'll find:

- Ways to search and get help in the search for temporary housing
- How to shop around and compare
- Specifics about temporary housing locations in the Central Valley, and unique challenges to finding available accommodations
- Basics of negotiating your temporary housing budget
- Costs and amenities to consider

We wish you luck in your quest for a place to call home!



THE SEARCH

Web Searches

If you're like most renters today, you'll take to the internet to start your search. Armed with your spreadsheet or apartment checklist, you can begin to peruse listings and get a good idea of what prices are like in each neighborhood you've identified as a possibility. There are the big sites like Craigslist, Rent.com, Apartments.com to start, and most locations have site specific listings as well. You can look on sharing sites such as Airbnb or VRBO, or you might just type "temporary housing" into a search engine and hope for the best.

The biggest drawback to this approach is time, something you're likely to be sorely lacking when planning a move. Add in the unpredictability and frustration of duplicate listings, or ones that no longer exist, and that happy move can start to look like a dreaded chore.

Find a Search Ally

Most people do not have the luxury of pre-move scouting visits. This is the perfect time to find yourself a partner in the area to help you in your search. Working with someone who understands your particular needs and desires, and who can match them with the ideal accommodations, can be worth its weight in gold.

Whether you're looking for a studio, one-bedroom, or more, a good partner can help you locate your ideal temporary housing option. Furnished temporary housing can be your perfect choice, as these apartments also include all the essentials you need for a comfortable stay: linens, housewares, utilities, Wi-Fi, and more.

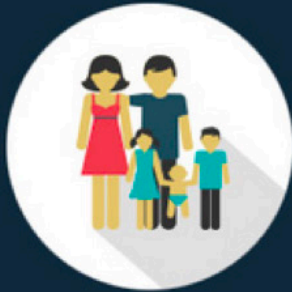
At Master Suites, we specialize in properties located in California's Central Valley and are able to find you the best temporary housing solutions. We provide you with top-notch personal service and have a great selection of housing to choose from, with amenities including housekeeping and concierge services.

Shop Around and Compare

Not all California temporary housing is created equal. Be sure to ask the right questions and keep these items in mind when choosing:

- **Terms and Conditions:** What does the monthly rent include? Additional expenses could be utility bills, late payment charges, parking charges and other amenity fees.
- **Costs:** Upfront costs can include security deposits, application fees and non-refundable pet deposits.
- **Neighborhood:** Ask about access to public transportation and proximity to schools, restaurants, shopping and entertainment areas.
- **Security Features:** Outside lighting, deadbolts, gated or secured entrances, smoke detectors, fire extinguishers and emergency exits are all vital to your safety.
- **Apartment Amenities:** A great temporary rental is not just about price. Amenities can make all the difference between feeling like you're merely a guest, or are at home. In addition to concierge and housekeeping services, other options include pools, barbeque areas, and tennis courts.

Does your lodging option have it?



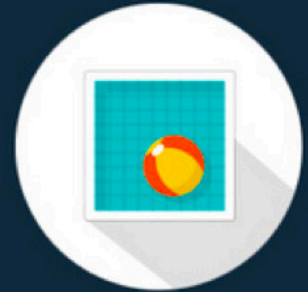
Family Friendly

- Kids packages
- Pet packages, pet friendly
- Gourmet meals with weekly delivery
- Groceries when you arrive, plus weekly grocery delivery
- Relocation services to help your family settle in



Personalized Service

- Customizable
- Weekly housekeeping service
- Car rental assistance
- Fresh flowers
- In-suite concierge



Luxury

- Swimming pool and exercise facility
- Convenience, attractive locations
- Quiet atmosphere
- Business center
- Starter kit for kitchen and bathroom
- Fully furnished kitchen

The benefits of choosing temporary housing when making a move can't be overstated. Moving is stressful enough; why put yourself through more by worrying if you're choosing the right location?

If you're considering a move to California's Central Valley, the temporary housing we offer at Master Suites can make your transition effortless. Our fully-furnished accommodations are designed to meet your needs with comfort and value. We're here to help you make the best rental decision possible, so contact us today to learn more about why choosing temporary housing in California's Central Valley is such a smart choice.

THE LOCATIONS

Booking preferred temporary or corporate housing around the California Central Valley is our specialty. What are some of the most frequently asked questions and requests we receive from clients looking to find temporary housing in California?

- Can you find housing for me near where I'm working?
- My work location isn't in a good neighborhood, so can you find something in a better location, but not far away?
- Can I be in an area where I can walk to great restaurants and shops?
- Do you have gated apartments?

Flexibility in Central Valley Temporary Housing

Some of the cities in the Central Valley have very little availability. This means that you may need to find accommodations in a nearby city. Are you open to commuting 20 miles or so?

For example, Tracy is close to Stockton and Manteca. Modesto is just south of Manteca. If your first choice is to stay in Manteca, but nothing is available, we may give you open listings in Tracy or Modesto.

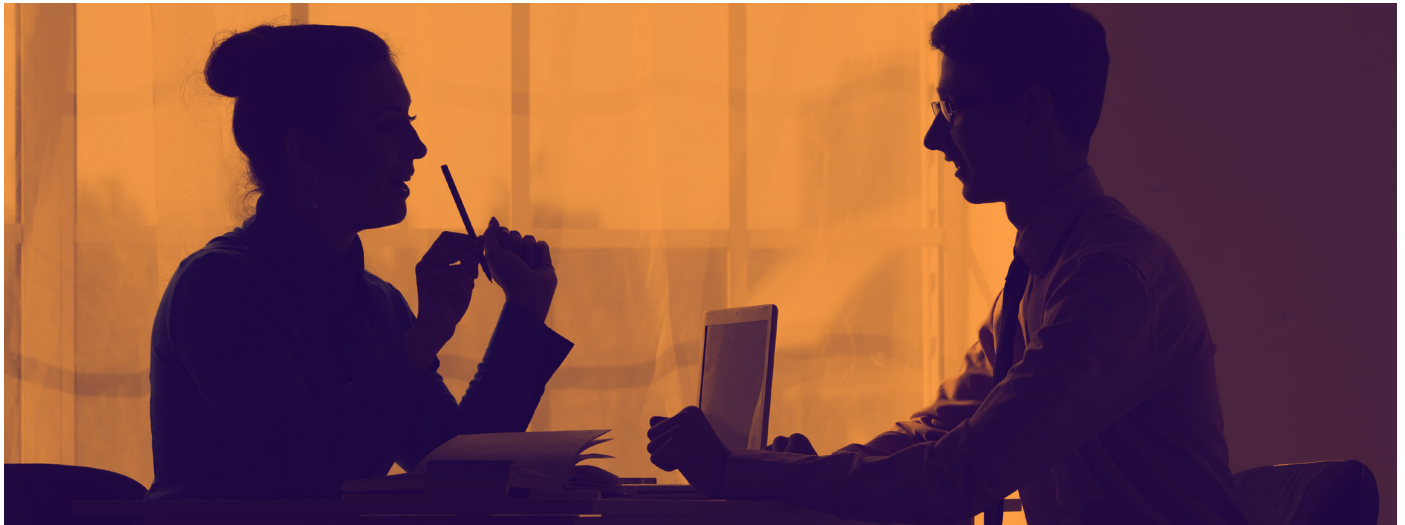
Know that you have options, even if your first choice is unavailable. Ask your temporary housing partner for availability in your preferred city, but also for alternatives in nearby surrounding cities that have more housing options.

In Modesto, we offer furnished apartments in one of the newest properties in the city. It is on the east side of town in a newer neighborhood, and is walking distance to shopping and dining. It is a gated community, a security feature that guests often request.



In Fresno, we have several locations in a desirable neighborhood on the northeast side. All are gated and within easy walking distance to shopping, dining and a beautiful park.

These are just two examples of the kinds of temporary housing you can find in the area. When you work with a temporary housing partner, you get access to spaces and neighborhoods that may be hard to book on your own.



THE NEGOTIATION

The actual costs associated with relocation can be very expensive, so talk to your employer about what expenses are covered, and be prepared to negotiate. Don't assume the only negotiable items in a career move are salary, vacation time and benefits. For example, you could save thousands of dollars in temporary housing alone.

Do Your Research

Top of the list when it comes to research is the cost of living in your new location. Do your homework to avoid unpleasant surprises like higher rental fees and costs of food, utilities and the like. You can research a new location's figures by checking out the Cost of Living Index. If possible, talk to other people within your company who have made similar moves and ask them to share their experience when negotiating a relocation package or temporary housing package. Or ask friends who have relocated what their companies offered. All this knowledge will be extremely helpful when defining your temporary housing needs, and when it comes time to negotiate reimbursement.

Costs to Consider

It's always advisable to ask for relocation help. The best way to get what you're entitled to is in preparing a budget so that you know what you're asking for, and being offered, is fair. There are a number of housing items you might want to negotiate with your employer, including:

- Moving costs, which can include more than just packing and shipping. For example, if you own a car and will not be driving it to your new location, ask if your employer covers the cost of shipping that as well.
- Temporary housing costs, assistance in finding a place to rent, and reimbursement for any fees for breaking your current lease.
- A relocation premium that acknowledges any sacrifices you may be making to move.

The important thing here is to keep your anticipated expenses realistic. The goal is to make your move not come at a personal cost, so keep it real to avoid antagonizing your employer and you'll enjoy a successful negotiation.

List Your Needs

Temporary housing is one of the best terms you can negotiate in a relocation package. When researching the cost, keep these considerations and choices in mind:

- The size of housing you need. Studio, one-bedroom (think office space), or more.
- The neighborhood you want to live in.
- Consider your proximity to the airport, office, job sites, and freeways.
- The lease price and what is included (utilities, parking).
- Amenities you'd like to have, such as a pool, housekeeping, laundry, or exercise room.

Basics of Negotiation

Remember, almost everything in life is negotiable, including temporary housing. Don't be afraid to ask, because the worst outcome is a "no." Chances are good, though, that you'll be pleasantly surprised at the number of times you hear "yes." Know ahead of time what your bottom line is, and then go for it. Be reasonable and clear in what you're asking for. Use "I" phrases to express what you need and stay away from asking what they can do.

Be flexible and ready to present workable alternatives to anything your employer says can't be covered. Housing is a huge expense and your employer knows this, so assume they want to help. Keep in mind that in addition to keeping you happy with your housing needs, they also must keep an eye on the company's bottom line. Keep it friendly and professional, and be prepared to make compromises.

Ask for a Temporary Housing Partner

One of the best ways your employer can help in your temporary housing needs is by offering to cover the cost of a temporary housing partner such as Master Suites, who can offer you a wide range of assistance:

- Research and come up with temporary housing options that match your budget.
- Manage and process the required paperwork.
- Simplify billing for all housing-related expenses.

Call on experts at matching individuals with their perfect temporary home. Tell them your requirements and they should be able to customize a relocation package to your complete satisfaction.



Bottom Line

Standard rentals typically lock you into a 6-12 month lease, while temporary or corporate housing offers the flexibility of a month-by-month lease. Consider what you save by choosing temporary housing. Working with a temporary housing partner that specializes in California Central Valley locations frees you from worry and stress, and ensures you find the best location for yourself or your employees.

ABOUT MASTER SUITES

Master Suites offers a turnkey alternative for temporary housing. Each full size apartment is tastefully decorated for style and convenience, and comes complete with everything from towels, blankets, cookware and wine opener to telephone service and high speed internet.

All of our luxuriously furnished apartment homes are unlike anything a hotel can provide. We offer furnished and fabulous accommodations, covered parking, friendly management and all located within a geographical area that fits your needs.

Visit www.mastersuites.net or call us at (866) 792-1783.

