

# STUDENT HOUSING



For over three decades, Smarter Furnishings has been a trusted partner and provider for universities, hotels, healthcare facilities, and other institutions across North America allowing our customers to rest easy.

## CASEGOODS WARRANTY

Smarter Furnishings warrants its product to be free of defects in materials and workmanship under normal use and service for a period of 25 years (3 shift) from the date of invoice for all casegood products. During this time period, Smarter Furnishings will repair or replace free of charge any product that proves to be defective.

The products are sold only with such warranty as is expressly provided for in the preceding paragraph no other warranties, express or implied. Smarter Furnishings expressly excludes any warranty of merchantability or fitness for a particular purpose. Smarter Furnishings shall not be responsible for incidental or consequential damages for any breach of warranty with respect to products sold hereunder.



## MATTRESS WARRANTY

Smarter Furnishings warrants its product to be free of defects in materials and workmanship under normal use and service for a period of 5 years from the date of invoice for all mattresses. During this time period, Smarter Furnishings will repair or replace free of charge any product that proves to be defective. The products are sold only with such warranty as is expressly provided for in the preceding paragraph no other warranties, express or implied. Smarter Furnishings expressly excludes any warranty of merchantability or fitness for a particular purpose. Smarter Furnishings shall not be responsible for incidental or consequential damages for any breach of warranty with respect to products sold hereunder.

## UPHOLSTERY WARRANTY

Smarter Furnishings warrants its upholstery to be free of defects in materials and workmanship under normal use and service for the following - 12 years for the frame, 5 years for the foam, and 1 year for Smarter Furnishings standard fabrics. All other fabrics will carry the manufacturer's warranty. During these time periods, Smarter Furnishings will repair or replace free of charge any product that proves to be defective.

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### Warranty Disclaimers:

Smarter Furnishing warranties do not apply to any item which is damaged due to misuse, neglect, alteration, abuse, or accident.

## SLEEP/STUDY



## APEX COLLECTION

Built to **Learn**. Built to **Live**. Built to **Last**.



- Features high pressure laminate panels with PVC edge banding and solid construction
- Drawer boxes are reinforced for durability with protective UV coatings and have a custom *SMARTER* drawer slide with a 125 lb. load bearing capacity
- Metal bases are fully welded with miter joints and are constructed with 16-gauge steel
- Non-marring casters can be substituted for adjustable feet glides on Two-Drawer Chest and Wardrobes



**Apex Nightstand**  
AX-NS1-181826-01  
18W x 18D x 26H



**Apex Mobile Pedestal**  
AX-MP2-162224  
16W x 22D x 24H



**Apex Headboard Full**  
AX-HB-F 53.275W x 2D x 28H  
Twin and Twin-XL 36W x 2D x 28H  
Queen 60W x 2D x 33H



**Apex Writing Desk One-Drawer\***  
AX-WD1F-362430  
36W x 24D x 30H



**Apex Writing Desk\***  
AX-WDF-402030  
40W x 20D x 30H



**Apex Two-Drawer Stackable Chest\***  
AX-CH2S-302418  
30W x 24D x 18H



**Apex Three-Drawer Chest**  
AX-CH3-302430  
30W x 24D x 30H



**Apex Pedestal Desk\***  
AX-PD2S2-422430  
42W x 24D x 30H



**Apex Four-Drawer Chest**  
AX-CH4-341836  
34W x 18D x 36H



**Apex Six-Drawer Chest**  
AX-CH6-541836  
54W x 18D x 36H



**Two-Drawer Wardrobe\***  
AX-WR2-362472  
36W x 24D x 72H



**Three-Drawer Wardrobe\***  
AX-WR3-362472  
36W x 24D x 72H

\* Additional sizes and shelf and drawer options available





## SLEEP/STUDY



## FRANKLIN COLLECTION

Built to **Learn**. Built to **Live**. Built to **Last**.



**Franklin Mobile Pedestal Two-Drawer\***

FR-MP2-182224  
18W x 22D x 24H



**Franklin Chest Four-Drawer**

FR-CH4-341836  
34W x 18D x 36H

- Features high pressure laminate panels with PVC edge banding and solid construction
- Drawer boxes are reinforced for durability with protective UV coatings and have a custom **SMARTER** drawer slide with a 125 lb. load bearing capacity
- Top and drawer front are removeable and replaceable
- Non-marring casters can be substituted for adjustable feet glides on Two-Drawer Chest and Wardrobes



**Franklin Chest Two-Drawer\***

FR-CH2S-302418  
30W x 24D x 18H



**Franklin Chest Three-Drawer**

FR-CH3-302430  
30W x 24D x 30H

\* Additional sizes and shelf and drawer options available



**Franklin Pedestal Two-Drawer Two-Shelf Desk**

FR-PD2S-422430  
42W x 24D x 30H



**Franklin Writing Desk\***

FR-WD-302430  
30W x 24D x 30H



**Franklin Wardrobe Two-Drawer\***

FR-WR2-362472  
36W x 24D x 72H



**Franklin Wardrobe Three-Drawer**

FR-WR3-362472  
36W x 24D x 72H



## SLEEP/STUDY



## CORNERSTONE COLLECTION

Built to **Learn**. Built to **Live**. Built to **Last**.



- Features high pressure laminate panels with PVC edge banding and solid construction
- Drawer boxes are reinforced for durability with protective UV coatings and have a custom *SMARTER* drawer slide with a 125 lb. load bearing capacity
- The metal frames are fully welded with miter joints and are constructed with 16-gauge steel
- Non-marring casters can be substituted for adjustable feet glides on Two-Drawer Chest and Wardrobes



**Cornerstone Nightstand**

COR-NS1-181826  
18W X 18D X 26H



**Cornerstone Writing Desk\***

COR-WD-482430  
48W X 24D X 30H



**Cornerstone Chest  
Four-Drawer**

COR-CH4-341836  
34W X 18D X 36H



**Cornerstone Chest  
Three-Drawer**

COR-CH3-302430  
30W X 24D X 30H



**Cornerstone Chest  
Two-Drawer**

COR-CH2-302418  
30W X 24D X 18H



**Cornerstone Pedestal Desk  
Three-Drawer**

COR-PDP3-422430  
42W X 24D X 30H

\* Additional sizes and shelf and drawer options available





## SLEEP



## BED OPTIONS

Built to **Learn**. Built to **Live**. Built to **Last**.

- Solid wood headboard posts with mortise and tenon joinery on the cross rails
- Solid metal headboard posts with fully welded joints
- C-Channel receives the bed frame with nine adjustable height settings
- Bed frame comes in a tubular sleep deck or sinuous wire spring
- Frame construction is fully welded cold-rolled steel
- Beds are bunkable and loftable



**Apex Twin Bed**  
AX-BED-T-22  
39W X 77D X 58H  
Free Standing Beds and  
Laminate Headboards  
available in TXL, Full, FXL and  
Queen



**Metal Adjustable Height Bed**  
AX-BED2-TXL  
38.5W X 85.75D X 36H  
Bunkable and Loftable



**Wood Adjustable Height Bed**  
BX-BED2-TXL  
38.5W X 85.75D X 36H  
Bunkable and Loftable



**Basix Loft Bed**  
BX-LFT60-TXL  
38.5W X 85.75D X 60H  
Loft Beds and Loft Kits  
available with Safety Rail



**Wood Bunk Bed**  
BX-BED2-TXL  
38.5W X 85.75D X 72H  
Quantity Two

## SLEEP/STUDY



## ACCESSORY PIECES

Built to **Learn**. Built to **Live**. Built to **Last**.



**Franklin 2-Drawer  
Half Wardrobe**  
FR-1WR2-262472  
26W X 24D X 72H



**Franklin 3-Drawer  
3-Shelf Wardrobe**  
FR-OWR3-222472  
22W X 24D X 72H

- High pressure laminate panels with PVC edge banding
- Solid wood construction with mortise and tenon joinery
- The drawer boxes are hardwood/plywood and are fully dovetailed and feature a custom **SMARTER** drawer slide with a 125 lb. load bearing capacity
- Top and drawer front are removeable and replaceable
- Non-marring casters can be substituted for adjustable feet glides on Chests, Bookcases and Wardrobes



### Electrical Addition

Two outlet unit with USB charging and a 14-3 heavy-duty right angle power cord. 2.1 Amp charge capability. 15 Amp maximum rating with UL.



### Safety Rail

SRL-002  
36W X 1D X 18H



**Franklin Five  
Shelf Bookcase**  
FR-BK5-302430  
24W X 15D X 60H



**Apex Hutch with Corkboard**  
AX-WDF-421224  
42W X 12D X 24H



**Franklin Two-Shelf Hutch**  
FR-HT2-321224  
32W X 12D X 24H



**Franklin Mobile  
Pedestal**  
FR-MP1S2-182430  
18W X 24D X 30H



**Pedestal One-Drawer  
with Outlet and  
Extendable Shelf**  
FR-P1-101118-01  
10W X 11D X 11H



**Franklin Mobile  
Two-Shelf Bookcase**  
FR-BK2C-301330  
30W X 13D X 30H



## DESK/DINING

**SEATING OPTIONS**  
Built to **Learn**. Built to **Live**. Built to **Last**.



- Features high pressure laminate panels with PVC edge banding and solid wood construction with mortise and tenon joinery
- The metal frames are fully welded with miter joints and are constructed with 16-gauge steel.



**Metal Dining Chair with Wood Seat**  
DC-004  
18W X 20D X 32H



**Bent Plywood Bar Stool/Counter Stool**  
BS-12 18W X 20D X 42H  
CS-12 18W X 20D X 31H



**Leaf Bar Stool**  
LEAF-06  
21W x 19D x 37H



**Leaf Desk Chair**  
LEAF-01  
22.5W X 20.5D X 33H



**OM Five Chair**  
DC-OM-05  
20.5W x 18D x 32.5H



**Two-Position Upholstered Seat**  
TPC-WBUS  
19W X 25D X 34H



**Bent Plywood Dining Chair**  
DC-012  
21W X 20D X 31H

# LIVING



**APEX COLLECTION**  
Built to **Learn**. Built to **Live**. Built to **Last**.



- Features high pressure laminate panels with PVC edge banding.
- The metal bases are largely fully welded with miter joints and are constructed with 16-gauge steel.



**Apex Round Dining Table**  
AX-DTR-3630-X  
36W x 30H  
AX-DTR-4230-X  
42W x 30H



**Apex Dining Table**  
AX-DT-483630  
48W x 36D x 30H  
AX-DT-603630  
60W x 36D x 30H



**Apex Dining Table**  
AX-DT-363630  
36W x 36D x 30H



**Apex End Table**  
AX-ETF-202020  
20W x 20D x 20H



**Apex C Tray Table**  
AX-CTT-181825  
18W x 18D x 25H



**Apex Coffee Table**  
AX-CTF-402018  
40W x 20D x 18H



**Apex Media Unit**  
AX-MU-401824  
40W x 18D x 24H





## LIVING

## KEYSTONE COLLECTION

Built to **Learn**. Built to **Live**. Built to **Last**.



**Keystone 3 x 4 Sectional**  
UKS-SEC-34  
110W X 87D X 34H



**Keystone Sofa**  
UKS-SOF  
81W X 35D X 34H



**Keystone Loveseat**  
UKS-LUV  
58W X 35D X 34H

- Foam Density: 1.8 lb./cu. ft.
- Cushions: Welted casing with YKK self-healing zippers with breathable liner fabric to ensure even weight distribution to maximize comfort
- Interior Frame: CNC machined frame with mortis and tenon joinery
- Spring System: No sag springs and pirelli webbing
- **Removable and Replaceable:** fabric to extend the life of sofa or for an inexpensive updated look

### RECOMMENDED FABRICS:

PVC FABRIC - P-003  
APACHE CHOCOLATE

PVC FABRIC - P-005  
AUGUSTA GREY

WOVEN PP FABRIC  
GREY 58735 P-202

PU-Synthetic leather is created by applying a cover of plastic polyurethane to a base fiber. It more durable and sunlight resistant than animal leather.

PVC-coated polyester is 100% polyester with a smooth poly-vinyl chloride coating on the back and a subtle texture on the front. This polyester is hydrolysis resistant, making it strong and durable.

Woven Polypropylene, also known as Olefin, is strong, fade-resistant, and inherently stain resistant. It's soft, lightfast, and easy to clean because polypropylene has no active dye sites.



**Keystone Armless Chair**  
UKS-ACH  
23W X 35D X 34H



**Keystone Lounge Chair**  
UKS-CHR  
35W X 35D X 34H



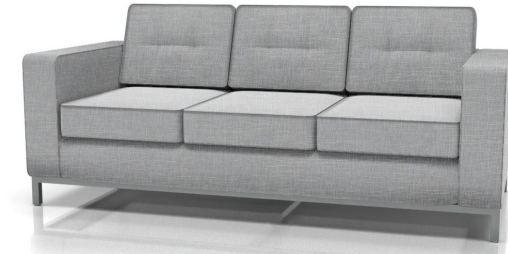
**Keystone 3 x 3 Sectional**  
UKS-SEC-3  
87W X 87D X 34H

## LIVING



## MANHATTAN / PARK COLLECTIONS

Built to **Learn**. Built to **Live**. Built to **Last**.



**Manhattan Sofa**  
UMHT-SOF  
77W X 35D X 32H

- Foam Density: 1.8 lb./cu. ft.
- Cushions: Welled casing with YKK self-healing zippers with breathable liner fabric to ensure even weight distribution to maximize comfort
- Interior Frame: CNC machined frame with mortis and tenon joinery
- Spring System: No sag springs and pirelliwebbing
- **Removable and Replaceable:** fabric to extend the life of sofa or for an inexpensive updated look



**Manhattan Lounge Chair**  
UMHT-CHR  
35W X 35D X 32H



**Park Sofa**  
UP-SOF  
77W X 35D X 31H



**Park Loveseat**  
UP-LUV  
58W X 35D X 31H



**Park Lounge Chair**  
UP-CHR  
35W X 35D X 31H



**Manhattan Loveseat**  
UMHT-LUV  
58W X 35D X 32H





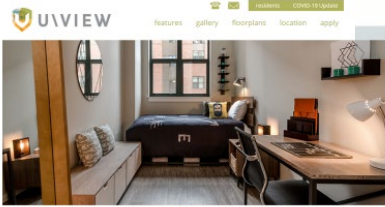
# INSTALLATION PROJECTS



Woodlawn Commons

## UNIVERSITY OF CHICAGO

- P3 development with the university and Capstone
- Total Scope - 1200+ bedroom sets
- 27-year relationship with Capstone
- Completed install the summer of 2020
- Smarter Furnishings have furnished most of Capstone's projects for over 25 years.



## UNIVERSITY VIEW COLLEGE PARK MD

- Private off-campus housing - The Scion Group
- Total Scope - 1187 bedrooms; 328 units
- 8-year relationship with Scion
- Completed install the summer of 2020
- Smarter Furnishings furnish the vast majority of Scion's 91 property portfolio

*With installations  
across North America,  
in the U.S. and Canada*



## UNIVERSITY OF CALIFORNIA AT DAVIS

- P3 development with the university and The Michaels Organization (TMO)
- Total Scope 3,290 bedrooms; 1247 units  
New customer - TMO evaluated at least 12 suppliers; short listed it to three suppliers; AUS was awarded the project in 2019.
- Installation in multiple phases from summer of 2020 to summer of 2021

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“ We appreciate every opportunity to show clients just how customer-centric we are... and that's exactly what we're doing by consistently providing the highest quality furniture in the business. ”

Johnny Collins, Partner/CEO  
Smarter Furnishings