



**Proven. Elevated. Trusted.**



**Our expertise guarantees a seamless experience and makes FF&E a competitive advantage.**

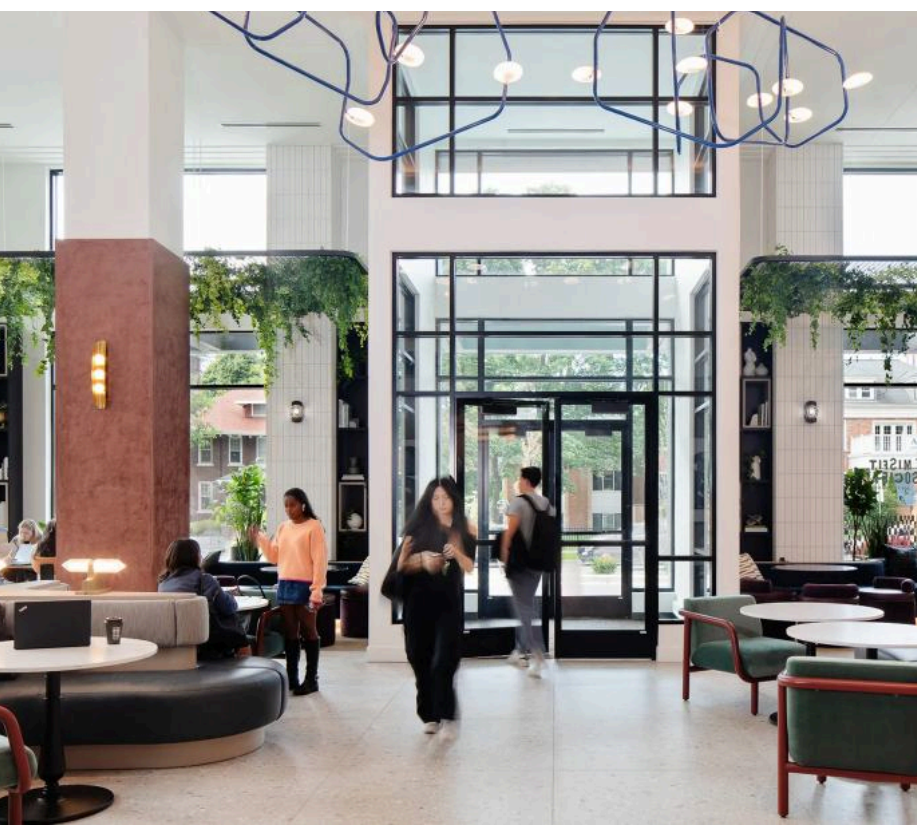
For over 20 years we've partnered with developers to design, manufacture, and install trend-forward, durable furniture that seamlessly connects units to the broader building and common spaces.

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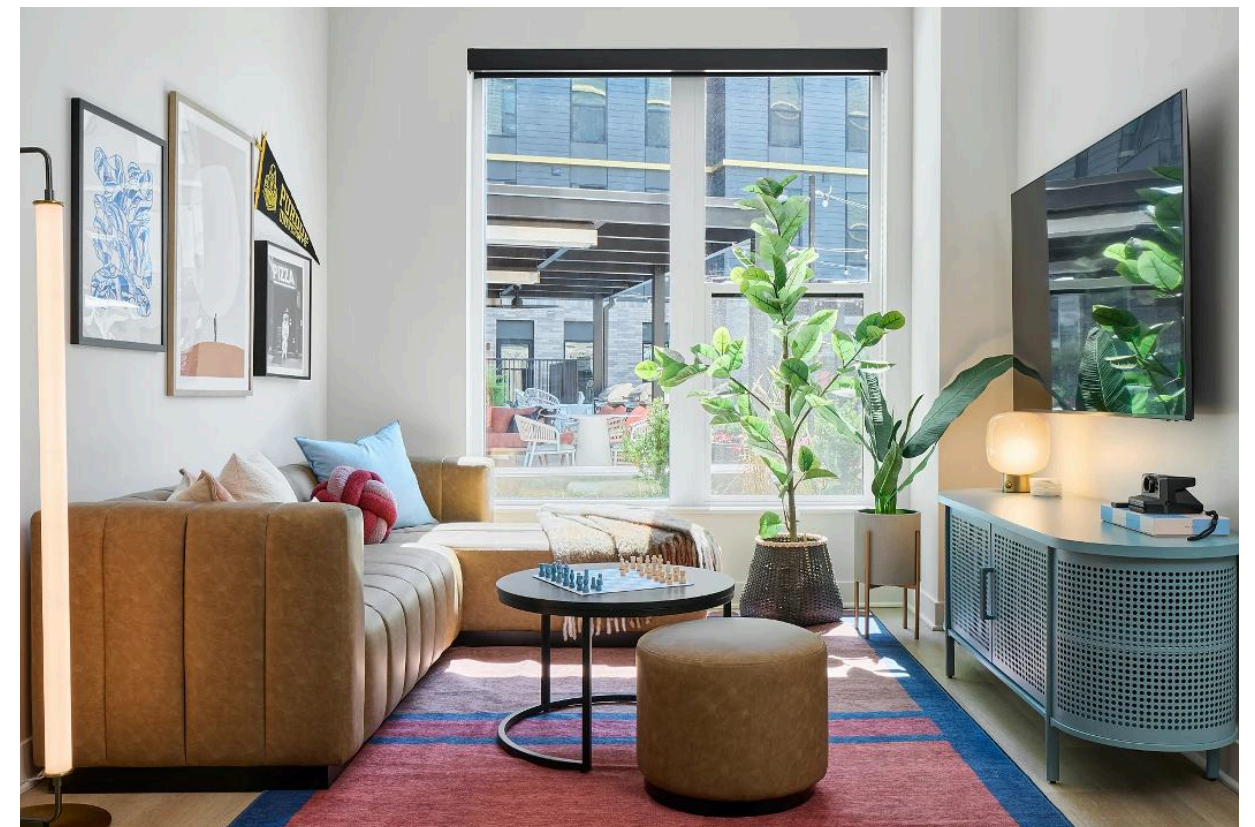
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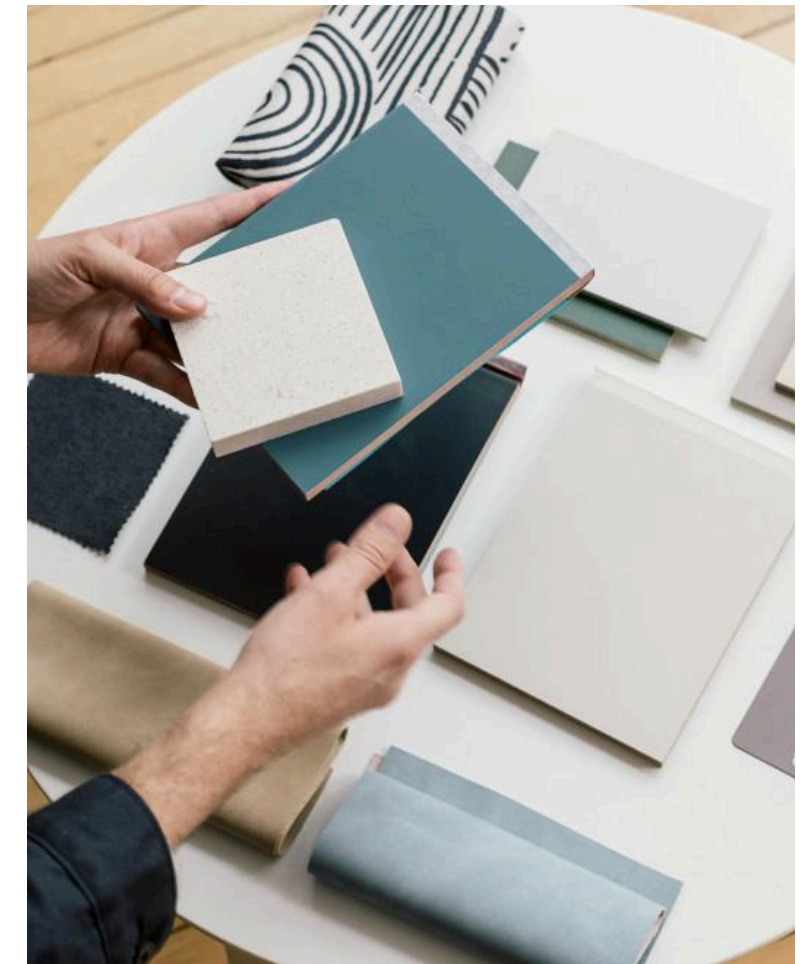
The Living Company<sup>®</sup>

The Living Company (TLC) helps developers, designers, owners, operators, and GCs bring ambitious projects to life.



Clockwise from top:  
Waterloo Austin, EVER West Lafayette,  
VERVE Ann Arbor





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# Furniture



## FF&E made for your project

All our products are customizable. From moodboarding to manufacturing, if you require something custom our team is ready to help.

## Designed to last

Drawing on extensive product development experience, we develop products utilizing lasting materials that stand up to the wear and tear of active student living.

## This is just the start

What you'll find in the following pages is a curated selection of our popular pieces and latest colorways. We have hundreds of products available in a variety of finishes so no matter the needs of your project, we've got it covered.



VERVE Tempe

# Settle in.

The living room is the centerpiece of every unit. Explore a selection of pieces designed with both comfort and durability in mind.



Amberfield · Sofa



Briarwood · Lounge Chair



Sterling · Sofa



Foundry · Sofa



Granite · Sofa



Bluewater · Entertainment Center



Cinder · Barrel Chair



Cylinder · Pouf



Avenue · Coffee Table



Hazelwood · Side Chair

All pieces shown can be customized to suit your project.

LIVING ROOM



**Marina · Side Chair**  
Fabric, metal & wood · Multiple colors

**Tidepool · Coffee Table**  
Wood & metal · Multiple sizes

**Bluewater · Entertainment Center**  
Wood & metal · Multiple sizes & colors

LIVING ROOM



**Ridge · Side Chair**  
PU & metal · Multiple colors

**Metro · Ottoman**  
PU leather · Multiple sizes

**Pinnacle · Entertainment Center**  
Wood & metal · Multiple sizes & colors



**Orchard · Side Chair**  
Fabric & metal · Multiple colors



**Beacon · End Table**  
Wood & metal · Multiple sizes



**Meadowrun · Coffee Table**  
Wood & metal · Multiple sizes



**Carlton · Coffee Table**  
Wood & metal · Multiple sizes

# Gather round.

Kitchen furniture should be versatile—built for daily use and designed to elevate the space. Our pieces adapt to real life, from quiet morning coffees to full-house gatherings.



**Anchorline** · Kitchen Island  
Metal & quartz · Multiple sizes & colors

**Rowanridge** · Counter Stool  
Wood & metal · Multiple heights & colors



## KITCHEN & DINING



**Rivet · Counter Stool**  
PU & metal · Multiple heights & colors

**Rowanridge · Counter Stool**  
Wood & metal · Multiple colors

**Furrow · Counter Stool**  
Metal · Multiple heights & colors

## KITCHEN & DINING



**Coop · Kitchen Island**  
Metal & quartz · Multiple sizes & colors



**Anchorline · Kitchen Island**  
Metal & quartz · Multiple sizes & colors



**Latitude · Counter Stool**  
Wood & metal · Multiple colors



**Harrington · Counter Stool**  
Metal · Multiple heights & colors



**Summit · Dining Table**  
Wood & metal · Multiple sizes & colors



**Harbor · Dining Chair**  
PU & metal · Multiple colors

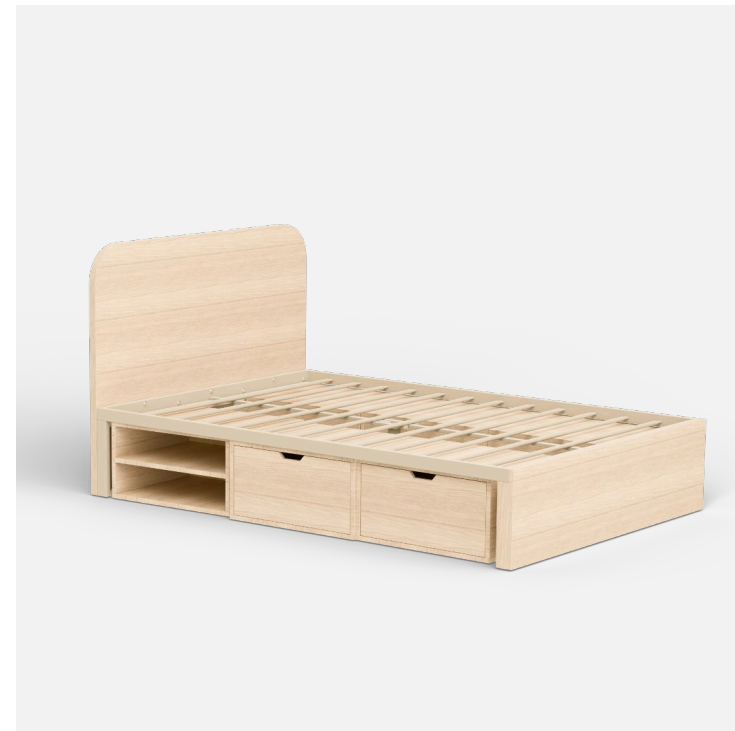
## BEDROOM



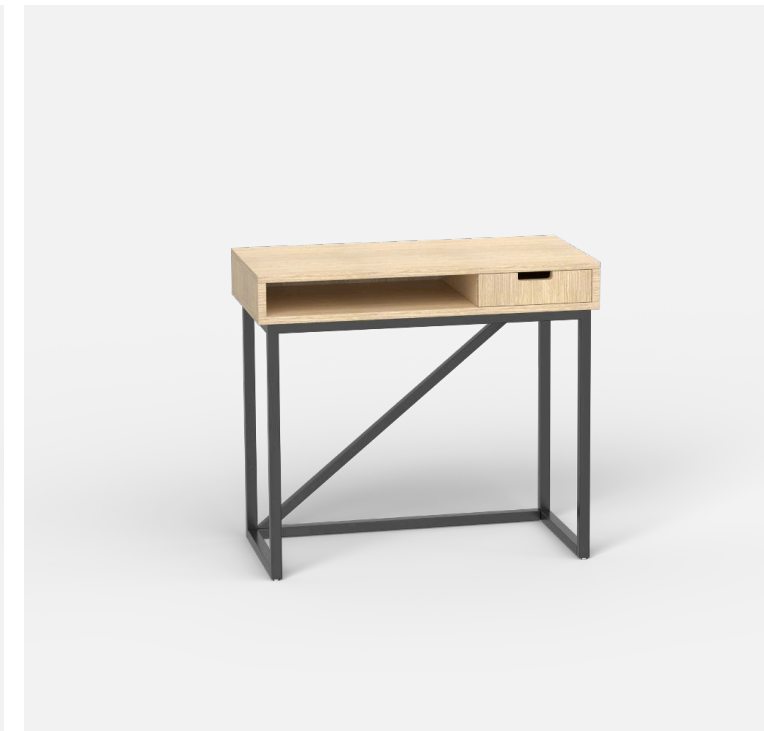
## Snooze

Discover pieces designed for comfort, calm, and smart storage—built to last and made to keep everything in its place.

## BEDROOM



**Meadowlark · Storage Bed**  
Wood & metal · Multiple colors & sizes



**Framework · Desk**  
Wood & metal · Multiple colors & sizes



**Helm · Desk Chair**  
PU & metal · Multiple colors



**Seagrass · Drawer Chest**  
Wood · Multiple colors & sizes

## BEDROOM



**Bead · Desk**  
Wood & metal · Multiple colors & sizes

**Vector · Desk Chair**  
PU & metal · Multiple colors

## BEDROOM



**Shoreline · Full Headboard**  
Wood & metal · Multiple colors & sizes



**Lighthouse · Full XL Bedframe**  
Metal · Multiple sizes



**Pivot · Desk Chair**  
PU & metal · Multiple colors



**Parkview · Nightstand**  
Wood · Multiple colors & sizes



**Kingsley · Twin XL Bunk Bed**  
Metal · Multiple colors & sizes



**Mattresses**  
Multiple styles, sizes, firmnesses, and fabrics.



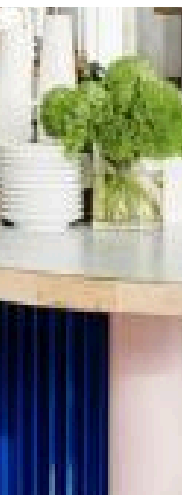
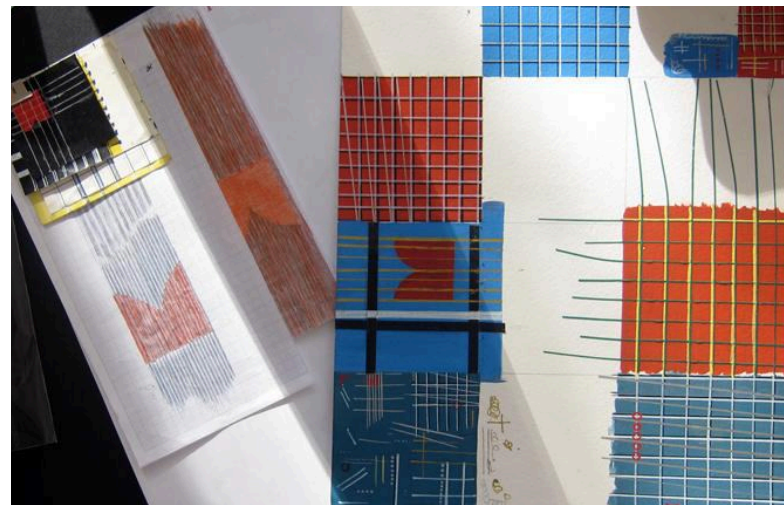
# Design



## Work 1:1 with our sales designers

Understanding your vision for design and functionality is our priority. You'll work directly with our furniture design team—not just a sourcing manager. With our team's deep industrial design experience, you're in expert hands.

- Moodboards & concept sketches
- Color & finish selection
- 3D visualization
- Technical drawings
- Project planning
- Cost estimation & budget management



Moodboard for a client project



# Manufacturing



## Exceptional production teams

Our 45 in-house team in Ho Chi Minh City oversees every project from start to finish. With longstanding factory partnerships, we ensure high-quality production while delivering solutions that align with your design vision and budget.

## Quality Control

Our furniture is engineered for beauty, comfort, and longevity—using better materials and construction as standard. Our in-house quality control team oversees the production line every day. We pay attention to the details and eliminate manufacturing risk.

## Customized Packaging Solutions

We create packing specific to each item protecting your investment throughout its journey.

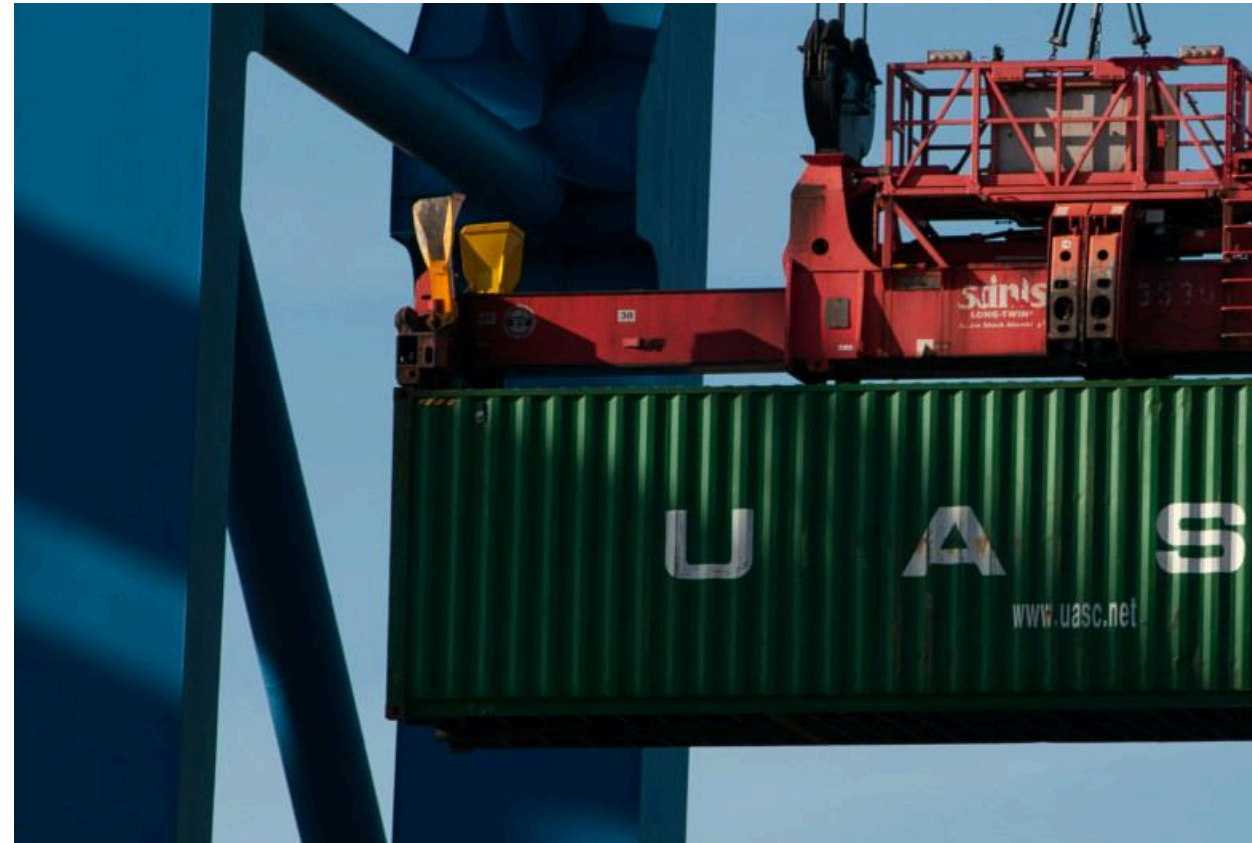


Clockwise from top: production at one of our upholstery factories, fabric bolt for a run of UF sofas, cutting panels for hard goods.





# Logistics



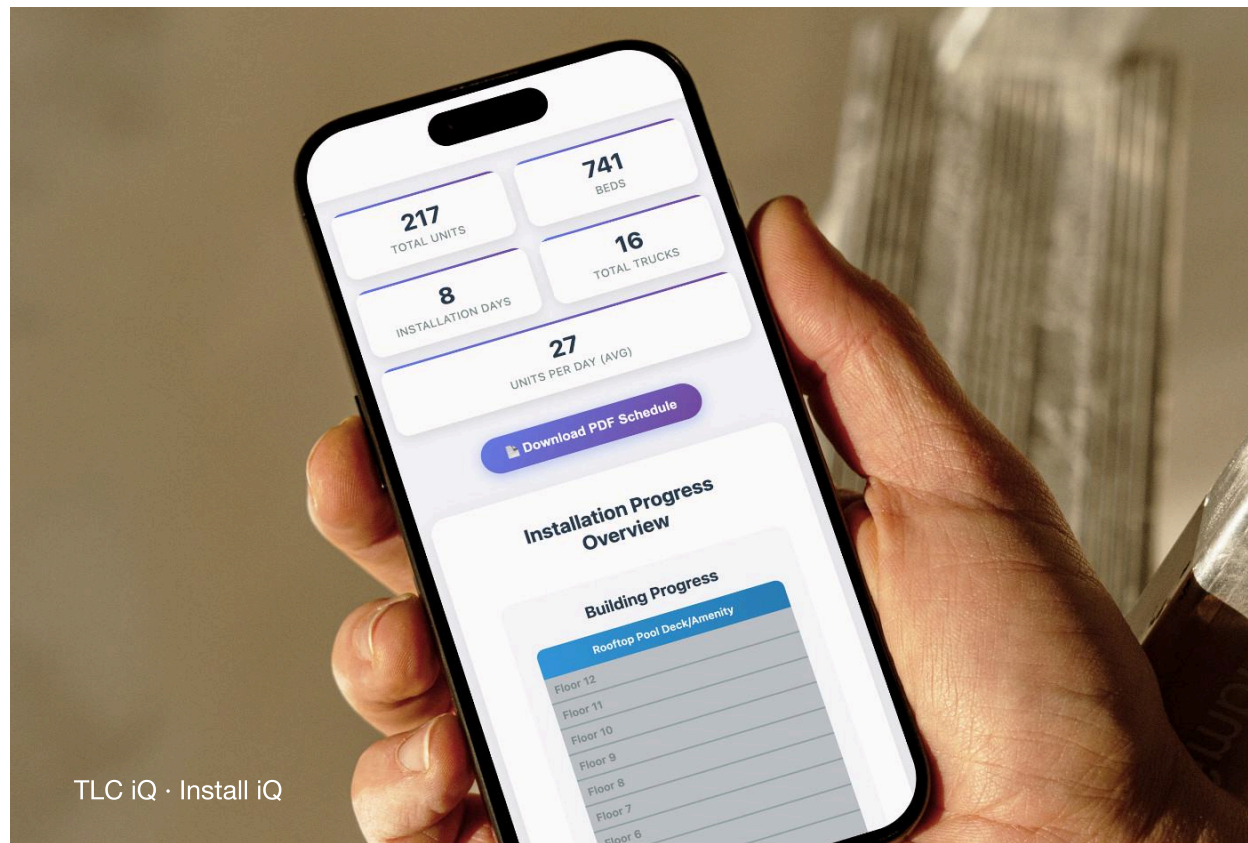
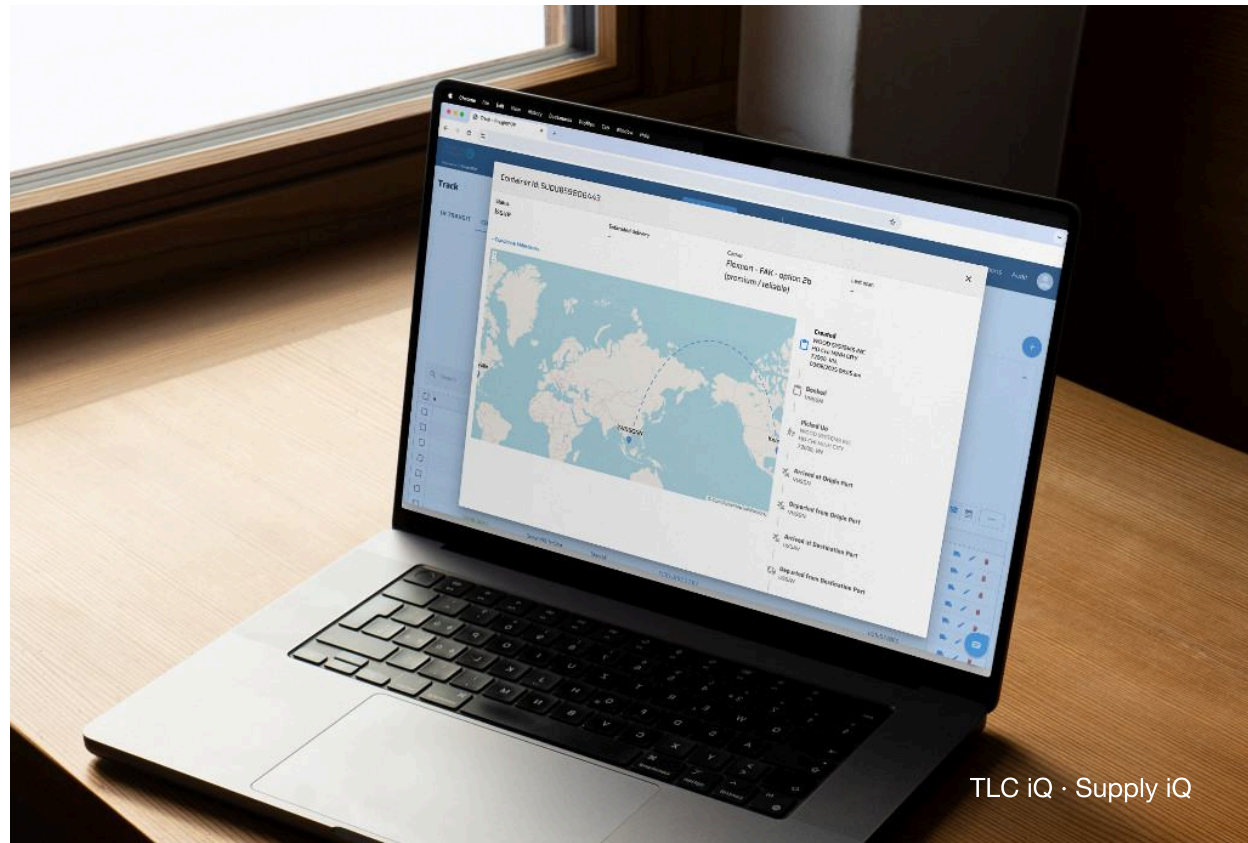
## Our expertise = your peace of mind

We understand the success of your project hinges on the timely delivery of your furniture to their final destination. With decades of logistics expertise, we'll do just that and provide real-time updates along the way.

## Key risk-management activities

- We spread our cargo amongst the major alliances as much as possible to avoid blank sailings.
- Contracts are front-loaded each season to capitalize on more competitive contractual rates.
- We monitor all of our containers in real time. That means we can better react to unforeseen circumstances and keep your product moving.
- We have preferred status with a broad and well-established network of domestic warehouses.





# TLC iQ

## Our proprietary tech backbone

Our technology helps keep everything on track—from manufacturing to installation. With real-time updates, streamlined project management, and clear communication, we ensure transparency and efficiency at every stage of the process.

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## Manufacturing & QC dashboards

A centralized and real-time view of key production metrics and quality control data.

## Global freight tracking

Provides real-time updates on the location and status of your product wherever it is on the globe.

## Warehouse management system

Efficient and accurate inventory management, order processing, and fulfillment. Pull List Optimizer streamlines the picking process and optimizes truck load out.

## Install iQ // Turn iQ

Our web-based app provides room-by-room and piece-by-piece assignments and tracking, with real-time analytics and reporting on our progress. Furthermore, empower your property team to more easily order room-specific replacements and schedule delivery.



# Install

## Unmatched install services

With over 1 million beds installed globally over the past 20 years, we've honed our expertise in last-mile execution. From detailed pre-installation planning to the final placement of each piece, we ensure a smooth and efficient process at every stage.

### ✓ Pre-installation coordination

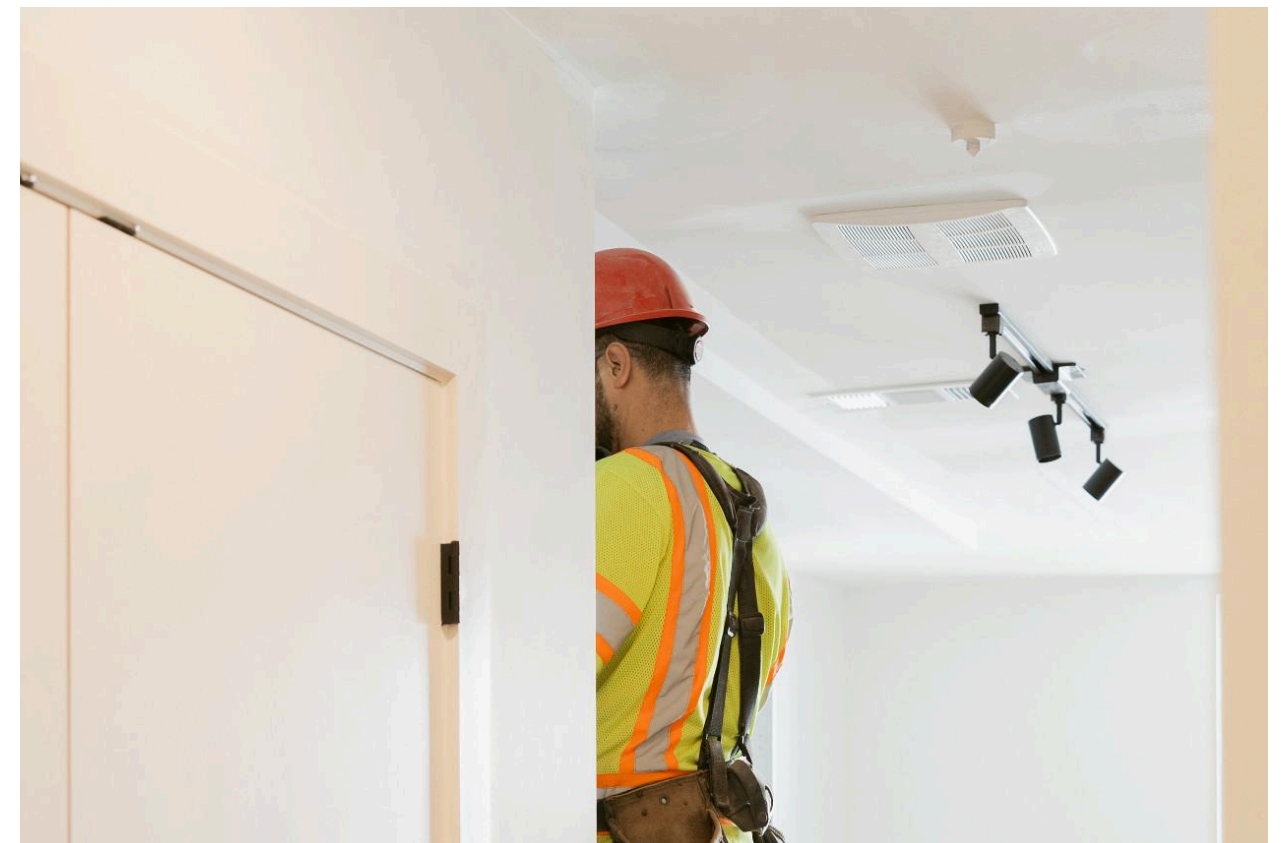
Prior to any installation, our team engages in thorough planning and coordination with project managers, contractors, and other onsite trades as needed. This ensures that all logistical and technical requirements are understood and addressed, setting the stage for a smooth installation process.

### ✓ "TLC Certified" expert teams

Dedicated on-site supervisors, with extensive training and experience manage teams of diverse professionals who specialize in their given roles. Our teams employ the right tools and equipment to ensure that each piece is delivered, staged, and installed to stringent specifications.

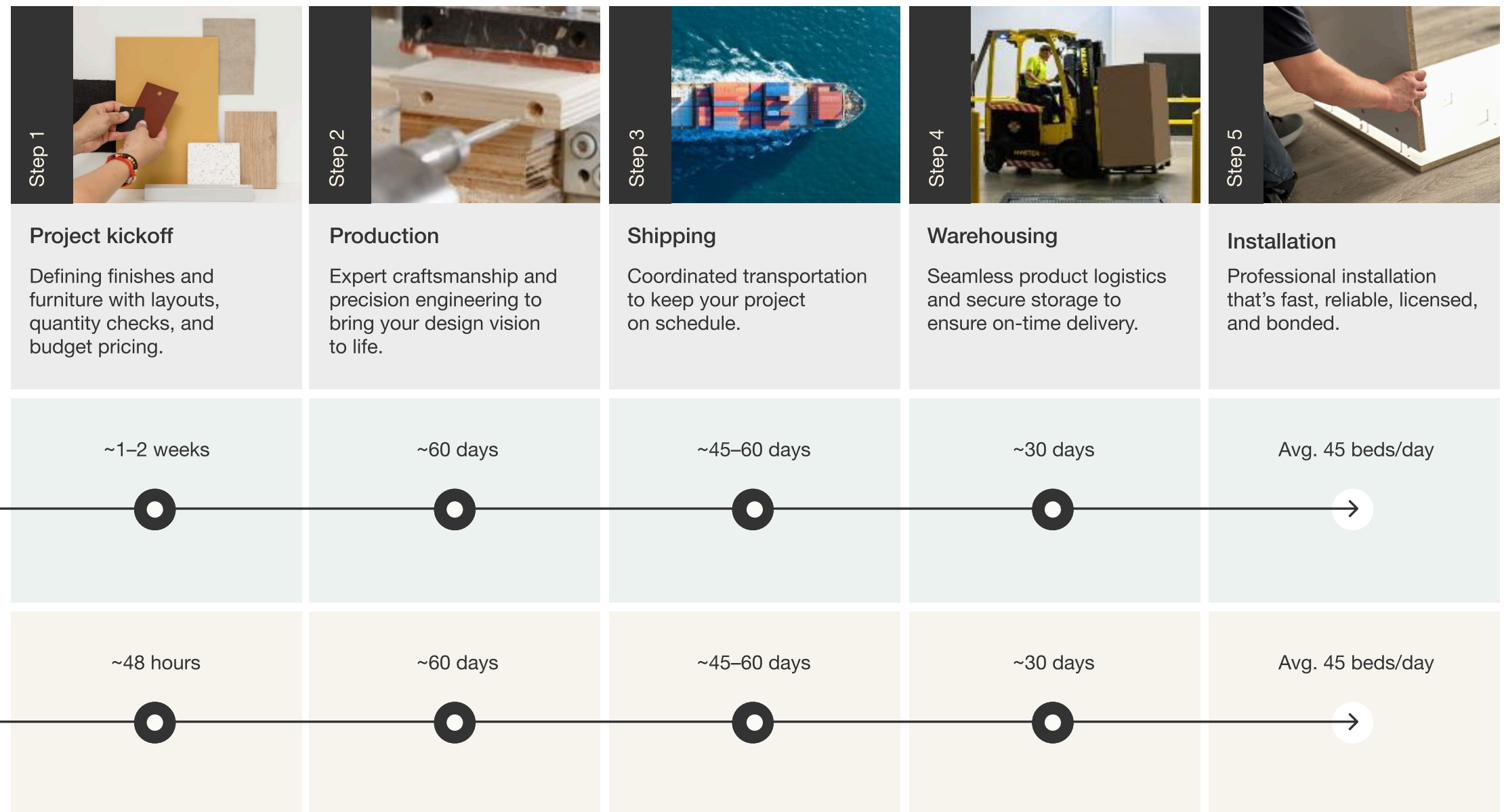
### ✓ Adaptability

We also know that no two projects are the same. Whether it's adjusting to unforeseen site conditions or accommodating last-minute logistical changes, our teams are equipped to handle complexities with professionalism and agility.



# We'll meet you where you are.

Whether you have a plan in place or are just getting started, we'll plug in and help move things forward.



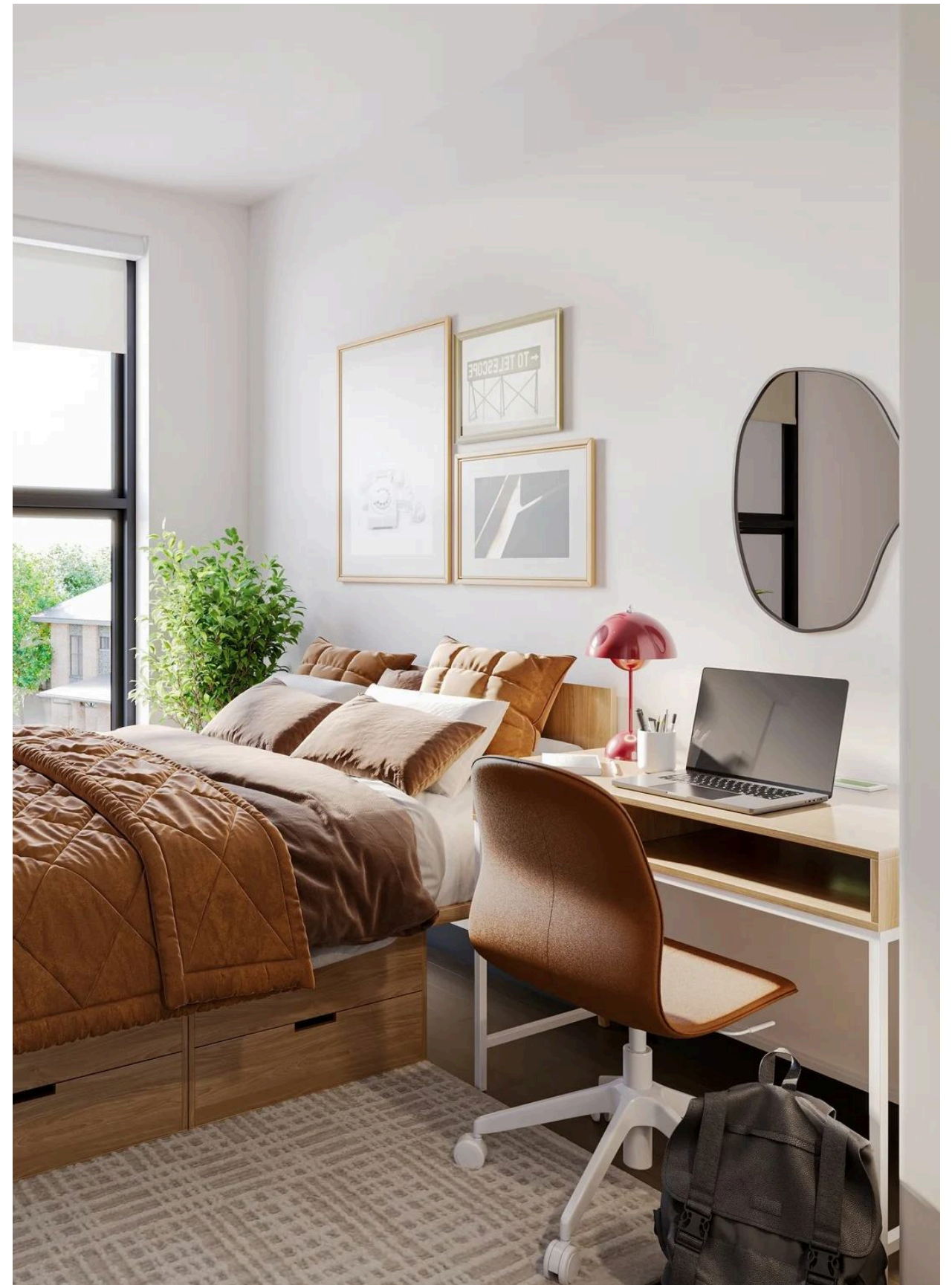
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Amberfield · Sofa	VN6010
Foundry · Sofa	VN1635
Granite · Sofa	VN8010
Sterling · Sofa	VN6013
Briarwood · Lounge Chair	VN1858
Cinder · Barrel Chair	VN8016
Hazelwood · Side Chair	VN1076
Marina · Side Chair	2100
Orchard · Side Chair	VN2087
Ridge · Side Chair	VN1547
Cylinder · Pouf	VN1765
Metro · Ottoman	VN1556
Bluewater · Entertainment Center	VN1633
Pinnacle · Entertainment Center	VN1013
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Harbor · Dining Chair	DC721

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Pivot · Desk Chair	MB-320C
Vector · Desk Chair	WX-5047NA

Great design starts  
with collaboration.



Let's bring your next project to life.

# University Furnishings™

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