

UNITED DOMINION REALTY TRUST INC

Form FWP

June 02, 2006

Filed Pursuant to Rule 433
Registration No. 333-131278
June 2, 2006

United Dominion Realty Trust, Inc.
Medium-Trust Notes
Due Nine Months or More
From Date of Issue
FINAL TERM SHEET

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|---------------------------------------|---|
| Issuer: | United Dominion Realty Trust, Inc. |
| Ratings: | Baa2/BBB (stable/stable) |
| Size: | \$125,000,000 |
| Security Type: | Senior Unsecured |
| Maturity: | June 1, 2013 |
| Coupon: | 6.05% |
| Price to Public: | 99.754% |
| Yield to maturity: | 6.094% |
| Spread to Benchmark Treasury: | 112.5 bps |
| Benchmark Treasury: | UST 3.625% May 15, 2013 |
| Benchmark Treasury Spot and Yield: | 92-6; 4.969% |
| Proceeds (Before Expenses) to Issuer: | 99.129% |
| Interest Payment Dates: | June 1 and December 1, commencing December 1, 2006 |
| Redemption Provisions: | Make-whole call at any time at a discount rate of Treasury plus 20 bps |
| Trade Date: | June 2, 2006 |
| Settlement Date: | June 7, 2006 |
| Denominations | \$1,000 X \$1,000 |
| CUSIP: | TBA |
| Underwriters: | J.P. Morgan Securities Inc. Citigroup Global Markets Inc. |

The issuer has filed a registration statement (including a prospectus) with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at www.sec.gov. Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus if you request it by calling J.P. Morgan Securities Inc. collect at (212) 834-4533 or Citigroup Global Markets Inc. toll-free at 1-877-858-5407.

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