



FAQ – Frequently Asked Questions

What makes your apartment community unique? We are considered a luxury garden style apartment home. We are a combination of a stereotypical apartment home and a townhome. Each apartment home has its own private entrance and attached garage. Each building includes only eight homes.

What lease terms do you have, do you have short term lease options? 3mo-13mo. lease terms available.

Is your community pet friendly? What are the fees? Yes, we allow cats and dogs. We do not allow pets that require heating lamps or aquariums. For cats and dogs we allow maximum of two pets. No weight restriction. Pet rent is \$25 for each pet. So, for two pets it would be \$50 monthly. At move-in for each pet there is a pet privilege fee of \$200.00 and a pet deposit of \$200.00. So, for two pets it would be a pet privilege fee of \$400.00 and a deposit of \$400.00. We require all residents to be registered on Petscreening.com.

What type of parking does your community offer? Every apartment home comes with an attached garage! Larger apartment homes come with an attached two car garage. Many apartment homes come with driveway space as well. We also have additional first come first serve parking between each building.

What school district are we in? Platte County R-III; Pathfinder Elementary School, Barry Elementary School, Platte Purchase Middle School and Platte County High School

Do you offer furnished apartment homes? We are able to provide a quote for a furnished home through GoRoverGo.com.

Where are packages delivered? We have a 24/7 package locker system in the clubhouse. Delivery couriers have access to this room during office hours. We request large furniture to be delivered directly to your front door.

What are your move-in fees? Each application is \$45 and a Holding Deposit of \$200 is required to complete the application. The full required deposit amount will be determined by the credit and background screening process. If more than one applicant is applying the screening process for both is combined. An Administrative Fee of \$150 is due at move in.

What if I need to cancel my reservation or my application is denied? Should the application be denied or you choose to cancel your reservation within three business days (72 hours) from the date of application, the Holding Deposit will be refunded. After three business days (72 hours) the Holding Deposit is non-refundable. The application fees are non-refundable.

What are your income qualifications? All applicants must have a combined verifiable source of income in an amount no less than three (3.0) times the rental rate.

How can I pay my rent? You can pay by check, cashier's check, money order or you can pay through our online portal by eCheck, debit or credit card (+ fee) or by recurring payments.

Are there any other monthly charges in addition to my rent? Yes. Metered water (includes \$6.50 service fee), valet trash service \$25.00, pest control \$5.00, and minimal % of common electric are included on the Conservice statement with rent monthly.

Are any utilities included with rent? No, you would be responsible for setting up electric service with Evergy and internet only. There is no gas.

Is renter's insurance required? Yes. We have partnered with eRenter's <https://www.erenterplan.com/Home> or you may choose your own.

Am I allowed to sublet my apartment home? No, we do not allow subletting, Airbnb or any other short term rental platforms.

Are there bike trails nearby? Yes, just south of our property is Line Creek Trail and the 152 Trail. They are both wide cement paved trails surrounded by beautiful, wooded scenery.

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