Providence at Heights

2400 Hackett Dr, Houston, TX 77008
713-861-6172| ProvidenceatHeights@MLDCmanagement.com

SECURITY DEPOSIT:
Deposit Insurance Through Beagle: $35/month (non-refundable) **OR** $1500 Refundable Deposit

UTILITIES/ADDITIONAL FEES:
Required Monthly Fees
Pest Control: $5/month
Valet Trash: $35/month
Gate Access App: $5/month
Electricity/Water/Gas/Sewer: Allocated

Monthly Fees (if applicable)
Credit Building & Financial Planning Services through RentPlus: $8.95-$14.95/month
Washer/Dryer Rental: $50/month

PARKING:
Permit Parking Required for Visitors & Residents|
Carports: $35 /month
Reserved Parking Spots: $25/month
OR
First Come, First Serve.

PET FEES:
Pet Friendly Community. Breed & Weight Restrictions Apply. 2 Pet Limit. PetScreening Required
Pet Fee: $250
Pet Deposit: $250
Pet Rent: $25/month

REQUIREMENTS:
- Verifiable Monthly Income Equivalent to 2.75x the rent
- Criminal Record, Rental History & Credit Report
- Proof of Employment
- Valid, Government-Issued, Photo ID

ELECTRICITY:
- Your monthly electricity bill will be based on a percentage reflecting your apartment unit's share of the total square footage in the apartment community, i.e., your unit's square footage divided by the total square footage in all apartment units and all heated and/or air-conditioned common areas. That percentage for your unit is 85%.
- Common area deduction. Only the total master metered electrical bill will be allocated. Before the bill is allocated, a deduction of 15% will be made to cover estimated electricity consumption in any common areas such as electricity used in (1) laundry rooms: (2) central hot water heating: (3) pools and spas; (4) outside lighting; and (5) any onsite management office. Penalties or interest for any late payments of the master metered electrical bill by us will be paid for by us and will not be allocated.

RENTERS INSURANCE:
Renter's Insurance is required and must be maintained active and valid throughout the duration of your lease term.
- Policy can be obtained through your own provider of choice or enroll in our Master Liability Coverage Policy for just $15/month Note: The Master Liability Coverage Policy covers $100K Lability and $5K contents coverage.

Policy Requirements:
- Liability coverage of at least $100,000 and list the property as an Interested Party to the policy with the following information:
  - Providence at Heights LLC
  - P.O. Box 3687, Coppell, TX 75019
  - RentersAIP@yardi.com & Providenceatheights@mldcmanagment.com

Housing Choice Voucher Accepted!
- "This community complies with the requirements of Texas Local Government Code § 394.9026(c)(7). All applicants are subject to standard screening criteria and program requirements.

PetScreening:
- This program ensures all pets are properly registered and documented. ***Whether you have a pet or not, participation is required for new leases and renewals and can be subject to an annual fee.***

ALL FEES, SPECIALS & PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE