Dwell @ 1600

1600 Southwest Parkway, College Station, TX
979-693-6540| DwellMGR@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
Internet: $50/month
Trash: $12/month
Water/Gas/Sewer: Shared amongst the property by occupancy

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

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

PET FEES:
Pet Friendly Community. Breed & Weight Restrictions Apply
2 Pet Limit
Must register all pets with PetScreening.
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:
Must have **proof of provider & account # upon move-in** to avoid additional fees.
- Electricity services are set up through College Station Utilities by visiting the following website:
- https://www.cstx.gov/living-here/utilities/electricity-services/
  or by calling: 979-764-3535

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:
  - Dwell at 1600
  - P.O. Box 3687, Coppell, TX 75019
  - RentersAIP@yardi.com & Dwellmgr@MLDCmanagement.com

Optimum Internet:
- Internet, Ultra 500 Mbps
- Set up service by Calling 888-361-6008
- Asking for "Bulk sales"

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