



Cypress Edge

1565 N. Business IH-35, New Braunfels, TX 78130

830-312-7836 | CypressEdgeMGR@MLDCmanagement.com

FEES:

Application: \$75

Administration: \$75

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: \$60/month

Valet Trash \$35/month

Water/Sewer/Gas: Allocated by formula

Monthly Fees (if applicable)

Credit Building & Financial Planning Services
through RentPlus: \$8.95-\$14.95/month

PARKING:

Permit Parking Required for Visitors &
Residents|

Reserved Spots: \$30/month

OR

First Come, First Serve.

PET FEES:

Pet Friendly Community. Breed & Weight
Restrictions Apply
2 Pet Limit

Must register all pets with Pet Screening.

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
- Current 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 New Braunfels Utilities by visiting the following website:

<https://www.nbutexas.com/customer-service/start-stop-and-transfer-service/> Or by calling new Braunfels Utilities Directly at: 830.629.8400

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 Liability 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:
 - Cypress Edge
 - P.O. Box 3687, Coppell, TX 75019
 - RentersAIP@yardi.com & CypressEdgeMGR@MLDCmanagement.com

Spectrum Internet:

- Ultra 500 Mbps
- Internet and Cable
- Set up service by Calling 833-697-7328
- 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