Cypress Edge

1565 N. Business IH-35, New Braunfels, TX 78130
830-312-7836| CypressEdgeMGR@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: $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 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:
  - 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