Whispering Oaks

1200 North Loop 336 W Conroe, TX 77301

936-756-1515| whisperingoaksmgr@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
Water/Sewer/Gas: Allocated by formula
Trash: $15/month

Monthly Fees (if applicable)
Credit Building & Financial Planning Services through RentPlus: $8.95-$14.95/month
Storages $15/month
Carports: $25/month

PARKING:
Permit Parking Required for Visitors & Residents
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 Cat: $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:
- 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 & whisperingoaksmgr@mldcmanagment.com

Optimum Internet:
- Phone, Internet & TV
- Austin Brandt- (832)216-8694
- Austin.Brandt@optimum.com

Pet Screening:
- 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