



FAQ – Frequently Asked Questions

What makes your apartment community unique? We are considered a luxury garden style apartment home. We are combination of a stereotypical apartment home and a townhome. Each apartment home has its own private entrance and attached garage. Each building includes only eight homes.

What lease terms do you have, do you have short term lease options? 3mo-12mo. lease terms available.

Is your community pet friendly? What are the fees? Yes, we allow cats and dogs. We do not allow pets that require heating lamps or aquariums. For cats and dogs we allow maximum of two-pets. No weight restriction. Pet rent is \$25 for each pet. So for two pets it would be \$50 monthly. At move-in for each pet there is a pet privilege fee of \$200.00 and a pet deposit of \$200.00. So, for two pets it would be a pet privilege fee of \$400.00 and a deposit of \$400.00.

What type of parking does your community offer? Every apartment home comes with an attached garage! Larger apartment homes come with an attached two car garage. Many apartment homes come with driveway space as well. We also have additional first come first serve parking between each building.

What school district are we in? Platte County R-III; Pathfinder Elementary School, Barry School and Platte County High School

Do you offer furnished apartment homes? We are able to provide a quote for a furnished home through GoRoverGo.com.

Where are packages delivered? We have a 24/7 package locker system in the clubhouse. Delivery couriers have access to this room during office hours. We request large furniture to be delivered directly to your front door.

What are your move-in fees? The application is \$45 and the Reservation fee is \$350. Both are paid to complete the application. Once your application has been approved and you have taken possession of the apartment home \$200 of the Reservation Fee will be transferred to the Security Deposit. We run a credit and background check to determine if there will be an additional deposit.

What if I need to cancel my reservation or my application is denied? Should the application be denied or you choose to cancel your reservation within three business days (72 hours) from the date of application, the Reservation Fee will be refunded. After three business days (72 hours) the Reservation Fee is non-refundable. The application fees are non-refundable.

What are your income qualifications? All applicants must have a combined verifiable source of income in an amount no less than three (3.0) times the rental rate.

How can I pay my rent? You can pay by check, cashier's check, money order or you can pay through our online portal by eCheck, debit or credit card (+ fee) or by recurring payments.

Are there any other monthly charges in addition to my rent? Yes. Metered Water, Valet Living Trash Service \$15.00, Pest Control \$4.50 and Conservice \$6.00

Are any utilities included with rent? No, you would be responsible for setting up electric service with Evergy only. There is no gas.

Is renter's insurance required? Yes. We have partnered with eRenter's <https://www.erenterplan.com/Home> or you may choose your own.

Am I allowed to sublet my apartment home? No, we do not allow subletting, Airbnb or any other short term rental platforms.

Are there bike trails nearby? Yes, just south of our property is Line Creek Trail and the 152 Trail. They are both wide cement paved trails surrounded by beautiful wooded scenery.