

THE RANCH

COMMUNITY INFORMATION

The Ranch Apartments

9400 West Parmer Ln
Austin, TX 78717
512-828-0555
TheRanch@SimpsonHousing.com
TheRanchApts.com.com

Leasing Office Hours:

Monday - Friday: 10 AM - 6 PM
Saturday: 10 AM - 5 PM
Sunday: CLOSED

DEPOSITS AND FEES

Application Fee: \$50 per applicant
Admin Fee: \$150 per apartment home
Security Deposit: \$150 for 1 bed, \$250 for 2 beds,
\$350 for 3 beds
Fob Fee: \$50

Acceptable payment methods are check, credit card and certified funds. No cash accepted.

Application Policies:

- All occupants must be listed on the application.
- Application fee is applied to all applicants 18 and older.
- Application fee, admin fee and security deposit are due with completed application.
- Admin fee may be refunded if canceled within 72 hours of applying or upon denial of application.
- All proof of income documents will be verified for legitimacy.

INSURANCE

Required Liability Coverage:

- Policy coverage no less than \$300,000 in personal liability.
- All lease holders must be listed on policy or have a separate policy.
- Your physical address must match the apartment you reside in.
- Additional Interest Address must be added:
TREA SH Ranch, LLC
PO Box 3687
Coppell, TX 75019

PET FEES

Pet Fee: \$250/pet
Pet Deposit: \$250/pet
Pet Rent: \$10/pet/month

- 2 pets maximum. Cats and dogs only.
- Breed Restrictions Apply - We do not allow Pit Bulls or any mix combination of this breed. Based on our community's location, there may be other breed restrictions that we follow in accordance with laws and ordinances.
- Pets must be approved prior to occupancy.
- Pet photos and updated shot records are required.

UTILITIES

Water/Sewer: Based on usage

Pest Control: \$3/month

Valet Trash: \$37/month

The above utilities are billed together via RealPage.

Electric: City of Austin, individually metered and billed, account required at move in

Gas: Atmos Energy, individually metered and billed, account required at move in

Cable/Internet (optional): AT&T, Astound

PARKING/STORAGE

Carport: \$30/month

Detached Garages: \$85/month

Storage: \$15/month



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