

# Manchester House

501 Londonderry Ln., Denton, TX 76205  
Phone: 940-600-4449 | Non-emergency text: 940-394-0965  
[info@manchesterhousedenton.com](mailto:info@manchesterhousedenton.com)  
[www.manchesterhousedenton.com](http://www.manchesterhousedenton.com)

## NON-REFUNDABLE FEES

**\$35.00** Application fee per adult applicant

**\$199** Holding / non-refundable administration fee

## SECURITY DEPOSITS (due upon approval)

Studio - **\$200.00**

1 bedroom - **\$250.00**

2 bedroom - **\$300.00**

## UTILITIES PAID TO PROVIDER:

- **Electricity** must be set up with **Denton Municipal Electric, (940) 349-8700** in lease holder name prior to move-in. Failure to do so will result in a \$50 fine plus the actual cost of electricity.
- Cable or satellite TV, if needed. Contact the office before ordering and installing any satellite dishes to check on property-specific requirements.

## UTILITIES PAID TO PROPERTY:

- **\$100.00** one-time account setup fee
- **ELECTRICITY - variable, pay directly to Denton Municipal Electric (DME)**
- **WATER/SEWER - variable, 50% based on occupancy; 50% on size of apartment**
- **GAS - variable, 50% based on occupancy; 50% on size of apartment**
- Trash: \$10.00/month
- Pest Control: \$5.00/month flat fee (even if your apartment is not serviced that month)
- Administration Fee: \$5.50/month

## PET POLICIES/FEES

**\$300.00** per pet (\$150 pet deposit; \$150 is non-refundable pet fee); 2 pet maximum

**\$15.00** monthly pet rent **per pet**

Full grown pet weight limit is 50 pounds; 2 pet maximum, no aggressive breeds allowed

## INSURANCE REQUIREMENTS

Renter's insurance (minimum of \$50,000 in personal liability)