



### Cool Springs at Frisco Bridges

3198 Parkwood Blvd  
Frisco, TX 75034  
coolspringsapts.com



## Apartment Expenses

### Estimated One-Time Charges

Application Fee (per adult applicant):	\$85
Admin Fee:	\$165
Deposit starting at (or \$0 with Rhino)***:	\$300

## Pets

### Dog

Maximum Pets:	2
Maximum Weight (per pet):	None
Pet Deposit:	None
Pet Charge (per pet, non-refundable):	\$500
Pet Rent (per pet):	\$40/month

### Cat

Maximum Pets:	2
Maximum Weight (per pet):	None
Pet Deposit:	None
Pet Charge (per pet, non-refundable):	\$500
Pet Rent (per pet):	\$40/month

**Pet Restrictions** Acceptable animals include domestic cats and dogs. Dogs that are purebreds or mixes of the following breeds are prohibited: Akita, Alaskan Malamute, Chow-Chow, Doberman, German Shepherd, Great Dane, Pit Bull (American Staffordshire Terrier, American Pit Bull Terrier, Staffordshire Bull Terrier), Rottweiler, Saint Bernard, Shar Pei, and Siberian Husky. All other animals including exotic pets are prohibited. All animals must be authorized by management.

### Estimated Monthly Charges

Trash:	\$20/month
Package Lockers:	\$10/month
Pest Control:	\$1/month
Parking Garage:	\$20/month
<b>Details:</b> 1 per lease holder unless they are paying for a reserved space	

### Parking

<b>Parking Garage - Reserved:</b>	\$40/month
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### Storage

<b>Storage - Small:</b>	\$35/month
<b>Details:</b> 21 Sq Ft.	
<b>Storage - Medium:</b>	\$65/month
<b>Details:</b> 64 Sq Ft.	
<b>Storage - Large:</b>	\$95/month
<b>Storage - X-Large:</b>	\$105/month
<b>Details:</b> 168 Sq Ft.	

### Additional Services

RentTrack:	\$6.95/month
Liability Insurance**:	\$19/month

### Utilities ‡

Water/Sewer:	\$71-\$73/month
Electricity:	\$56-\$58/month

## Special Offer

Limited time offer: Save ONE MONTH off rent! Applies to first full month's rent only. Apply by 07/31/2025. Minimum 12 month lease term required. \*Select apartments  
Restrictions apply. Additional details can be found at coolspringsapts.com

\* This estimate is not a quote. Other fees may apply. Fees, application requirements, and leasing information are subject to change.

\*\* Prior to move in, applicants must provide a renter's insurance policy which contains at least \$200,000 in Personal Liability Insurance. Applicants can conveniently purchase renters insurance from our preferred provider [eRenterplan.com](https://www.renterplan.com). Until you provide us proof that you have obtained a personal renter's insurance or liability insurance policy with \$200,000 in liability coverage for the duration of your lease, we will procure liability-only insurance coverage on your behalf and you will be charged in accordance with your Lease. \*Affordable Housing Applicants are exempt from this rule.

\*\*\* To learn more about the Deposit free with Rhino program. visit [sayrhino.com](https://sayrhino.com).

‡The estimated monthly utility charges provided above are estimates based on the best information available to us over a 12 month period and are subject to change. The estimates provided do not necessarily reflect your actual monthly charges. The amount you pay for utilities each month will vary based on a

variety of factors, including, but not limited to, the size of your home, the number of occupants, personal consumption habits, weather, and utility rate changes. Your lease details which utilities will be billed by us and which will be billed directly by the utility provider.



Downloaded on 7/27/2025