

# SKYHOUSE®

RIVER OAKS

## COMMUNITY INFORMATION

### SkyHouse River Oaks

2031 Westcreek Ln  
Houston, TX 77027  
713-239-1436  
SkyHouseRiverOaks@SimpsonHousing.com  
SkyHouseRiverOaks.com

### Leasing Office Hours:

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

## DEPOSITS AND FEES

**Application Fee:** \$85 per applicant  
**Admin Fee:** \$275 per apartment home  
**Security Deposit:** \$300 for studio and 1 bedroom  
\$400 for 2 bedroom  
\$500 for 2 bedroom + study

### 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.
- 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:  
SHLP SkyHouse River Oaks ,LLC  
PO BOX 3687  
Coppell, TX 75019

## UTILITIES/MONTHLY FEES

**Resident Services Fee:** \$95/month + admin fee  
Includes valet parking, concierge, trash, recycling, and pest control.

**Water/Sewer:** Based on usage  
The fees above are billed via RealPage.

**Electric:** TXU Energy, individually metered and billed, account required at move in

**Cable/Internet (optional):** Verizon, AT&T or Xfinity

## PET FEES

**Pet Fee:** \$300/pet  
**Pet Deposit:** \$200/pet  
**Pet Rent:** \$25/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 we follow in accordance with laws and ordinances.
- Pets must be approved prior to occupancy.
- Pet photos and updated shot records are required.

## PARKING/STORAGE

**Reserved Parking:** \$75-\$100/space/month  
**Additional Vehicle:** \$50/space/month  
**Storage:** \$10-\$75/month



Apply Now!