



COMMUNITY INFORMATION

ICON at Ross

1707 N Hall St
Dallas, TX 75204
214-370-3933
ICONatRoss@SimpsonHousing.com
RentICONatRoss.com

Leasing Office Hours:

Monday, Tuesday, Thursday-Friday: 9 AM - 6 PM
Wednesday: 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: \$200

Acceptable payment methods are check, credit/debit 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.
- Application fee is non-refundable. 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:
SHF 1 ICON, LLC
PO Box 3687
Coppell, TX 75019

UTILITIES/MONTHLY FEES

Water/Sewer: Based on usage + 9% admin fee
Valet Trash: \$28 (\$25 + \$3 billing fee)
Trash/Recycling Hauling: Varies based on occupancy
Pest Control: \$1.35/month
The above utilities are billed together via RealPage.
Amenity Fee: \$15/month
Electric: TXU is recommended, individually metered and billed, account required at move in
Cable/Internet (optional): AT&T

PET FEES

Pet Deposit: \$250/pet
Non-Refundable Pet Fee: \$250/pet
Pet Rent: \$20/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.

PARKING/STORAGE

Electric Vehicle Chargers: \$0.12/kWh
Storage: \$19-\$49/month



Apply Now!