

Cool Springs at Frisco Bridges
3198 Parkwood Blvd
Frisco, TX 75034
coolspringsapts.com



Apartment Expenses

Estimated One-Time Charges

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

Pets

Dog

Maximum Pets (per apartment):	2
Maximum Weight (per pet):	None
Pet Deposit (per pet, refundable):	\$0
Pet Charge (per pet, non-refundable):	\$500
Pet Rent (per pet):	\$40/month

Cat

Maximum Pets (per apartment):	2
Maximum Weight (per pet):	None
Pet Deposit (per pet, refundable):	\$0
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 starting at:	\$10/month
Details: 1 Bedroom: \$10 2 Bedrooms: \$15	
Pest Control:	\$1/month
Parking Garage:	\$20/month

Parking

Parking Garage - Reserved:	\$40/month
-----------------------------------	------------

Storage

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

Additional Services

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

Utilities †

Electricity:	\$57/month (average)
Details: Billed separately	
Water/Sewer:	\$72/month (average)
Details: Billed separately	

Situational Fees

Bi-Weekly Payment Program Fee:	\$50/month
Insufficient Funds/NSF Fee:	\$50
Key/Access Device Replacement Fee:	\$50
Late Rent Fee:	10% of monthly rent
Lease Buyout/Break Fee:	2x monthly rent
Move-out Express Clean Service Fee:	\$150-\$200
Roommate Change Fee:	\$250

Special Offer

Limited time offer: Save \$500 off rent! Applies to first full month's rent only. Apply by 06/05/2026. 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. Visit our [Lease Info and Fees FAQ pages](#) for more details.

** 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 [GetCovered](#). 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.

‡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 5/25/2026