



\$1344/mo

7623 Water Park Lane
Houston, TX 77086

Life. Well Lived.

3 BED
2 BATH
1081 SQFT

FEATURES

Ceiling Fan
Central Air & Heat
Dishwasher
Disposal
Double Pane Windows

Electric Furnace
Electric Range
Fenced Yard
Hardwood Floors - Laminate
Pantry

Two Car Garage
W/D Hookup
W/D Hookup Electric
Walk-In Closet







BEWARE OF LEASING FRAUD! If you believe someone else is trying to rent you this home or have any questions regarding leasing fraud, please call our Fraud Prevention Hotline at 877.241.9085 or email us at TAHFraud@TriconAH.com. To learn more, visit TriconAmericanHomes.com/fraud-prevention.

Completed applications approved on “first-come, first-served” basis. Please drive by the home first and then call us for a private showing.

- Non-refundable application fee: \$45 per occupant of age 18 or older
- One-year lease minimum
- Non-refundable, for all approved applicants, holding fee: \$250 per application
- Utilities: Resident pays for all utilities including trash, sewer, and water
- Animals approved with pet fee and monthly animal rent
- Breed Restrictions: American Pit Bull Terrier, American Staffordshire Terrier, Bull Mastiff, Chow, Doberman, Pit Bull, Presa Canario, Rottweiler, Wolf, Wolf hybrids, any combination mix of the foregoing breeds, and any other breed or type that Landlord deems to have similar characteristics.
- Maximum two animals allowed
- Equal Housing Opportunity
- Pricing is subject to change without notice. Some pricing may include special offers based on lease terms and date of occupancy.
- Security deposit varies based upon credit criteria; however standard security deposit equals one month's rent.
- Pool Maintenance Fee: \$95 per month pool maintenance fee will be added to any home with a pool.
- Applicants applying to a home associated with a HOA may be held to higher screening requirements and additional application processes.
- Approved Applicants are required to execute a Lease Agreement and submit the full security deposit within 48 hours after approval of the Lease. The Lease start date must be within 14 days after approval. This requirement is applicable to all Approved Applicants, even if they have not seen the inside of the home.
- This home is part of an HOA, and may have additional rental qualifications and policies. Please consult with your Leasing Agent for more details.

Please visit us at www.TriconAmericanHomes.com

NEARBY SCHOOLS	DISTANCE	PHONE
Epps Island Elementary School (K-5)	0.54 miles	(832) 484-5800
Mcdougale Elementary School (K-5)	0.67 miles	(832) 484-7550
Kujawa Elementary School (K-4)	0.74 miles	(281) 878-1530
Carmichael Elementary School (K-4)	1.17 miles	(281) 878-0345
Shotwell Middle School (7-8)	1.47 miles	(281) 878-0960
Frazier Elementary School (PK-5)	1.58 miles	(713) 896-3475
School of Science and Technology Houston (K-7)	2.02 miles	(346) 270-2101
Harmony Science Academy - Houston (PK-12)	2.02 miles	(281) 444-1555
Eiland Elementary School (K-5)	2.13 miles	(832) 484-6900
Reed Elementary School (PK-5)	2.26 miles	(713) 896-5035
Wilson Intermediate School (5-6)	2.28 miles	(281) 878-0990
Carter Academy (K-4)	2.38 miles	(281) 878-7760
Ermel Elementary School (K-4)	2.49 miles	(713) 466-5220
Klenk Elementary School (K-5)	2.51 miles	(832) 484-6800
Harmony School Of Advancement - Hi (9-12)	2.58 miles	(281) 741-8899

Data by GreatSchools.org