

Leasing Info & FAQ: The Neighborhoods at The Sound

We're thrilled you're considering becoming a resident. And we're here to take the guesswork out of this process. Below is a list of common questions that we want to help answer. However, if at any point in time during this process you have any other questions or concerns pop up, just give us a ring. We'll be more than happy to help.

WHAT IS THE SOUND?

On the cusp of north Dallas, a new neighborhood has arrived. Built from the ground up and overlooking scenic North Lake, The Sound is a mixed-use community where apartment residents, retail patrons and event-goers create an eclectic and vibrant community. It's a place where you can enjoy the outdoors and out-of-the-box events, a place where you can throw parties like confetti and sip drinks past sundown, and a place where playful dogs and passionate runners can compete for leader of the trails. Welcome to The Sound, Dallas's newest location for all your unexpected adventures.

WHAT ARE YOUR GENERAL GUIDELINES FOR LEASING? HOW DO I KNOW IF I QUALIFY?

We want to make this simple, but we do require proof of verifiable income, rental/mortgage history, credit report and criminal history. [Click here to download our full list of rental requirements & guidelines.](#)

WHAT LEASE TERMS DO YOU OFFER?

Lease terms vary, depending on the time of your move-in date, and according to the specials we offer from time to time. Usually our lease terms range from 13 to 15 months.

HOW MUCH ARE YOUR DEPOSITS?

Good news for those who have respectable credit – we don't charge a deposit with approved credit. A \$100-\$200 administrative fee is charged per home (price is dependent on size of apartment) as well as a \$75 per person application fee for every applicant over 18. Call the leasing office for additional details.

DO YOU CHARGE MEMBERSHIP FEES FOR THE GYM?

Membership to The Grind, our on-site 8,000 square foot fitness facility, is free for residents. Our gym is shared with commercial employees in the area, but there is plenty of space to get your workout in. Please be respectful of the gym policies, posted at the entry to the fitness center.

WHAT ABOUT PARKING?

On-site garages make it easy to access your home, regardless of the floor you've chosen. We also have additional spaces for rental and guest parking on the first floor and street-level.

ARE YOU A PET FRIENDLY COMMUNITY?

We adore our furry friends, and we welcome your 4-legged family members! We accept dogs (certain breed restrictions apply) and cats only. You are limited to 2 total pets per apartment, and a pet deposit, non-refundable fee, pet rent and certain pet rules apply. [Click here for the full scoop on pets.](#)

WHERE CAN I ACCESS FREE WIFI AT THE SOUND?

The Neighborhoods at The Sound offers free WiFi at all our indoor and outdoor community areas, including the Leasing Center, Pool Courtyards, clubrooms, lounges and The Grind Fitness Center.

WHAT KIND OF EVENTS CAN I EXPECT AT THE SOUND?

We love to connect on social media, but our goal is to bring back social EVENTS, where you can interact with real live people, who also live in your community. Resident events are planned to appeal to all types: ranging from sports watching parties, holiday parties, meet your neighbor nights, happy hours overlooking the lake, weekend brunches, outdoor concerts and dog-friendly events. And because we can't completely abandon our technology, we have several ways to keep you updated on our latest events: Like us on Facebook, Follow us on Instagram, or visit our Events Calendar.

WHAT DOES IT MEAN THAT THE NEIGHBORHOODS AT THE SOUND IS A NON-SMOKING COMMUNITY?

We are proud to be a smoke-free community. This means that all our common areas – indoors and outdoors – as well as ALL apartment and townhome interiors are non-smoking, creating a healthy and clean community for our current and future residents. We hope this helps you breathe a little easier about your choice to live at The Sound.

WHAT ARE YOU DOING TO BE ENVIRONMENTALLY FRIENDLY? AND HOW CAN YOU HELP ME STAY GREEN?

We're doing what we can with a community-wide recycling program for all residents who want to participate. We have a designated recycling area where we can accept broken-down cardboard boxes

as well as bagged mixed-recyclables. All recycled items must be securely tied in a clear or blue recycling bag. There are blue recycling bags available in the leasing center, or you can purchase your own recycling trash bags from many local retailers or Amazon – Glad®, Hefty® and Husky® each have their own options.

In addition, you can read more about why This Matters to us.

WHAT SCHOOLS WOULD MY CHILD ATTEND?

Our community lies within the COPPELL SCHOOL DISTRICT, rated #5 in Best School Districts in Texas in 2018 by Niche rankings. This elite, public school district prides itself in educational excellence.

- Elementary School (grades K-5): RICHARD J. LEE ELEMENTARY SCHOOL
- Middle School (grades 6-8): COPPELL MIDDLE SCHOOL WEST
- High School (grades 9-12): COPPELL HIGH SCHOOL

DO YOU HAVE A REFERRAL PROGRAM FOR FRIENDS & FAMILY?

Yes! We would love to have your friends and family join our community. Current residents who refer a friend receive a \$250 rent credit after move-in. Ask any of our leasing agents for details on this program.