



## Bison Ridge Estates

9401 Frans Way, Elwood, IN 46036

**Phone:** 765-551-1144 **Email:** [ejohns@pmandm.net](mailto:ejohns@pmandm.net)

**Office Hours:** 9 am to 5 pm, Monday through Friday

**To Apply:** [pmandmindiana.com/rental\\_listings](http://pmandmindiana.com/rental_listings)

### Application Requirements

We do have a \$30 application fee per adult (18 and older). Each adult must complete a separate application. We like to see applicants make at least 2.5x the rent. Please upload the following onto your application:

1. A photo of your drivers license or state issued identification
2. One month's worth of paycheck stubs (must clearly show your name, your employer's name, and pay dates).
3. If you have pets:
  - a. A photo of each pet
  - b. An up-to-date rabies certificate
  - c. Proof of spay/neuter
4. **Incomplete applications will not be processed without required documentation. Please make sure all required documents are included.**

### Amenities

- **Lawn Care and Snow Removal!**
  - Lawn care is provided for all residents
  - Only residents in single-family homes are responsible for clearing snow from driveways, walkways, and porches
- **Community Amenities**
  - Playground
  - Fitness center – can access 24/7!
  - Basketball court
  - Clubhouse with gas grill and outdoor seating

- Charcoal grills behind the traditional apartment buildings!
- **Garage Rentals**
  - One-car garages are available for \$95 monthly
- **Clubhouse Rental**
  - Available for resident events
  - It costs \$75 for 4-hours

## **Pet Policy – We are Pet Friendly**

- **Limit:** 2 pets per unit
- **One-time pet registration fee:** \$350
- **Monthly Pet Rent:** \$30 per pet
- **Weight Limits by Unit Type:**
  - Traditional Apartments: 40 lbs max at full growth
  - Garden Apartments: 50 lbs max at full growth
  - Senior Building: 40 lbs max at full growth
  - Single-Family Houses: No Weight Limit

## **Current Rent Rates**

### **Senior Building (55+ Older)**

They come with a stackable washer and dryer, dishwasher, stove, refrigerator, microwave, community room, sitting room, fitness center, and an outdoor patio with a fire pit and gas grill. Utilities are included. You do have to get renters' insurance with \$100,000 property liability.

**Security Deposit:** \$500 or First Month's Rent

<u><b>1 Bedroom-1 Bathroom 636 square feet:</b></u>	\$955 Rent + \$59 Utilities = \$1014 monthly
<u><b>2 Bedroom-2 Bathroom 970 square feet:</b></u>	\$1145 Rent + \$69 Utilities = \$1214 monthly

## **Traditional Apartments**

They come with a stackable washer and dryer, dishwasher, stove, refrigerator, and balcony/patio overlooking the golf course. You do have to put the electricity into your name and obtain renters' insurance with \$100,000 property liability.

**Security Deposit:** \$700 or First Month's Rent

### **1 Bedroom-1 Bathroom 767 square feet:**

\$1025 rent + \$74.50 water,sewage,trash = \$1099.50 monthly

### **2 Bedroom-2 Bathroom 917 square feet**

\$1125 rent + \$84.50 water,sewage,trash = \$1209.50 monthly

## **Garden Apartments with an Attached One-Car Garage**

They come with an attached one-car garage, stackable washer and dryer, dishwasher, stove, refrigerator, and patio overlooking the golf course, and you can have a grill. You do have to put the electricity into your name and obtain renters' insurance with \$100,000 property liability.

**Security Deposit:** \$700 or First Month's Rent

### **2 Bedroom-1 Bathroom 994 square feet**

\$1225 rent + \$74.50 water, sewage, trash = \$1299.50 monthly

### **2 Bedroom-2 Bathroom 1079 square feet**

\$1275 rent + \$84.50 water, sewage, trash = \$1359.50 monthly

## **Single-Family Homes with Attached Two-Car Garage**

They come with an attached two-car garage, washer and dryer hookups, stove, refrigerator, dishwasher, and patio overlooking the golf course. No utilities are included.

**Security Deposit:** First Month's Rent

**2 Bedroom – 2 Bathroom:** \$1795 monthly

**3 Bedroom – 2 Bathroom:** \$1895 monthly

**3-Bedroom – 2.5 Bath:** \$1895 monthly

