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The Student’s Resource to Off-Campus Living in Denton, Texas

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LEASE FOR FALL 2024

SEE MORE INFO ON PAGES 39 & 58

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Over 50 Locations For Rent in Denton

Place to Be

Leasing Office
525 S. Carroll Blvd., Suite #100
Denton, Texas 76201
[ Just Blocks from UNT Campus ]
940-566-0033
leasing@ptbproperties.com
www.ptbproperties.com

Contact Us

Hours of Operation
Monday - Friday:
8:30 am to 5:00 pm
Saturday & Sunday: Closed

- EXPERIENCE OUR ONLINE VIRTUAL TOURS -
Welcome to the 2023 Fall/Winter Issue of the UNT Off-Campus Housing Source, the student’s guide to off-campus living in Denton, Texas. With continued growth in this year’s freshman class and projections of continued growth for the next several academic years, our publication and website will be in great demand and an important resource for all students when it comes to off-campus student housing needs. The Off-Campus Housing Source is distributed free of charge on the main campus, Discovery Park and throughout the greater Denton area. This publication is distributed during the calendar year and made available to all students attending campus tours, orientations and seasonal events, like the UNT Housing Fair. This guide is also available to the general student population and university employees via outdoor campus-wide distribution locations, all academic buildings, cafeterias, and university residence halls. Campus-wide distribution is exclusive!

We would like to recognize Off Campus Student Services, Auxiliary Services, UNT Housing & Residence Life, Transportation Services, Dining Services and Facilities Management for their partnership, cooperative guidance and efforts. We would also like to thank the off-campus communities in Denton for their continued support, partnership, distribution efforts and the numerous Denton merchants who make this guide available during seasonal leasing peaks.

The off-campus apartment communities highlighted in this publication are not endorsed by the Publisher nor The University of North Texas.

Advertising rates are available upon request. The information herein has been provided by either ownership or property management. Advertisers are not responsible for misprints, errors, omissions, or any other misinformation. All pricing information, lease terms, seasonal specials and other printed information is subject to change and may be discontinued without notice. Readers are hereby informed that the apartment communities represented in this publication are available on an equal opportunity basis. To view more photos and detailed information about the apartments participating in this publication, please visit our apartment search website on any of your personal devices at: offcampushousing.unt.edu
We’re Mobile
YOU’RE INFORMED!

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RESOURCES & INDEX SECTION

Proud Sponsor of
The University of North Texas
LIVING LARGE!
OFF-CAMPUS STUDENT LIVING COMMUNITIES IN DENTON

If you are a student at the University of North Texas and have decided to live off-campus, you’ve just hit the student lottery! Many student living communities in Denton have some of the most extensive community features and amenities offered to college students anywhere in the United States. When you hear statements like “awesome” and “over-the-top”, it’s not an exaggeration. These communities also boast some of the most professional staff members in the industry with the focus on making your student living experience second to none. Another cool thing about these communities is that the majority of their residents are students and there is nothing more enjoyable than living in an environment with “like-minded” residents. So, before you make that all important decision about where you’ll be living next academic year, we recommend that you begin with a comparative list of student living communities vs. conventional apartment communities. Student living communities are not for everyone but, once you take a closer look and compare your leasing contract exposure, transportation costs, campus parking expenses, furnished vs. unfurnished apartments, monthly utility bills, community features and planned social events, you’ll find that LIVING LARGE really is quite affordable. Here are several reasons to consider an Off-Campus Student Living Community when looking for your next home in Denton, Texas. And Remember, THERE REALLY IS A DIFFERENCE!

COMMUNITY FEATURES - Living at an Off-Campus Student Living Community is pretty awesome! Everything from resort-style swimming pools, outdoor grill areas, entertainment & gaming rooms, cybercafes, fitness centers to sports courts, tanning facilities, study-conference rooms, multi-leveled garages, pet parks and even planned social events. You name it and most Off-Campus Student Living Communities provide it! You can easily place an entertainment and services value in the hundreds of dollars per month on the features, amenities and services provided by these communities.

INDIVIDUAL LIABILITY LEASES - You are only responsible for your own monthly lease. You are literally leasing by the bedroom. For example, if you live in a 3 bedroom apartment with 2 other roommates, you are only responsible for your own negotiated monthly rent when payment is due. You are not responsible for your roommate’s rent or other financial responsibilities.

FULLY FURNISHED - The apartment’s common living area will be fully furnished with updated kitchens appliances. Usually, bedrooms will be furnished with a bed, dresser, desk, walk-in closet and your own private bathroom. Some communities even provide flat-screen TV’s, complimentary cable and free Wifi. All you’ll need are your clothes, a few personal items and you’ll be ready to rock when the semester starts!

ROOMMATE MATCHING - You love the place but, you’re looking for a roommate to offset your monthly rent. Most student living communities can provide roommate matching programs or will provide a service for you. Just ask!

UTILITY CAP - A Utility Cap is just like a utility allowance and it is provided on a per person basis. The standard is between $25-$40 per month. Unless you are a “utility-monster” your cap rate should cover your monthly utility bills. Utility Overages will be divided equally between roommates. This is as close as it gets to an “All Bills Paid” community.

TRANSPORTATION - Most Student Living Communities in Denton are either within walking or biking distance from campus or are serviced by a UNT Shuttle Bus Route (see page 16-17). Taking the shuttle to campus is both cost effective and a real time saver for students. Let’s face it, the cost of gas and a campus parking permit can add up quickly, not to mention the time it takes to find a parking spot.

PLANNED SOCIAL EVENTS - Most Off-Campus Student Living Communities provide events so residence will continue to engage in campus life at the University. These student communities also host movie-watching events, pool parties and breakfast, lunch or dinner events throughout the semester! Such resident activities can really contribute to a great student living experience.

Below is a list of Off-Campus Student Living Communities ready to serve you and your off-campus housing and lifestyle needs for Fall 2024 . . .

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Look for these symbols in the Apartment Listings Section on pages 36 - 49 to identify an off-campus student living communities, apartment communities serviced by the UNT shuttle bus route and pet friendly communities >

OFF CAMPUS HOUSING SOURCE • 7
A lease agreement is a legally binding document and should not be taken lightly. Make sure that you fully understand your rights and responsibilities outlined in the lease agreement before signing. Never feel hurried when negotiating or reviewing your lease agreement and make sure the leasing agent reviews the contract with you line by line. If any individual listed on the contract does not fulfill their lease obligations, you will be held in breach of contract and legal action can and will be taken against you. This breach will effect your credit rating and your ability to lease another apartment in the future. All parties listed on the agreement will be held equally accountable. Do not assume anything concerning your lease agreement! Apartment communities are allowed to include any provisions they choose in their contracts so, if you don't understand a particular clause in the agreement, ask for clarification. If you do not agree with a particular provision, maybe your landlord can compromise. If any changes are made to the lease agreement, make sure to get changes in writing. Usually, you will need to date and put your initials next to any changes. Remember, never accept a verbal commitment, Get it in writing! If you are feeling pressured to sign a lease that you do not fully understand, Stop! Never lose sight that you are in control. If it doesn't feel right, take your business elsewhere. We recommend that you ask your community leasing agent a few questions before finalizing the deal. Below are a few suggestions and recommendations:

- Online Applications - If and whenever possible, we recommend that you sign your lease agreement in person. If that is not possible, make to call the community and review the agreement with the leasing manager.
- Roommates - We recommend all parties on the lease be present during the signing of the lease agreement.
- Lease Terms - Make sure you understand the length of time of the agreement.
- Walk the Unit - Before you occupy the your apartment, make sure to walk the space and make a list of damages or concerns before occupying the unit. We recommend taking a video or photos.
- Deposits - Get a receipt of your paid security deposit, find out if your deposit is fully refundable. Understand the difference between a fee versus a deposit. What is refundable and what is not.
- Rent Due Date - What is the amount of your monthly rent, what form of payment does your community accept, and when is your rent due date. Are there financial penalties for a late payment?
- Utilities - Who is responsible for payment of electricity, water, gas, trash, etc.
- Discounts or Specials - Many apartment communities offer student discounts, waive fees and have move-in specials. Review specials and then get it in writing.
- Pet Fees / Pet Deposits / Pet Rent & Rules - Review terms, conditions and community pet rules and policies. Clarify what monies are refundable.
- Lease Expiration - Review and have a clear understanding of your lease expiration date.
- Maintenance - Does the property provide 24hour emergency maintenance?
- Parking - Are there any parking rules, regulations or restrictions concerning your vehicle or visitor's vehicles? Find out what is the community's towing policy.
- Community Rules - Ask for a copy of the rules and regulations for your apartment community.
- Guest Policies - Make sure you understand your new apartments guest policies.
- Intention to Vacate - Usually a written notice must be submitted in advance. Find out the submission policy. Most communities will ask for a 30 or 60 day intention to vacate notice.
Once you’ve signed your lease agreement, make sure to get your new mailing address for your apartment community. Even if you’ve pre-leased your apartment, you’ll need to let the world know that you’re going to have a new address. This can be accomplished at Eagle Post at the University Union, First Level, Room 112 or dropping by Denton’s Main Post Office located just north of Downtown Square at 101 E. McKinney Street. Ask for a Change-of-Address form. You can also go on-line (see below).

If you’re a student in need of legal advice or representation due to a dispute at your off-campus residence or with a roommate, UNT Student Legal Services can help! All students enrolled at the University of North Texas have legal services readily available to them. This free service provided by Student Affairs, can assist students with a wide variety of legal guidance.

The University of North Texas
Admissions & Registrar’s Office
Eagle Student Service Center
1147 Union Circle
Denton, Texas 76203
940-565-2111
my.unt.edu

Eagle Post
On-Campus Postal Service
University of North Texas
University Union, First Level - Room 112
1155 Union Circle
Denton, Texas 76203
940-369-8567
eaglepost@unt.edu

Denton Main Post Office
101 E. McKinney Street
Denton, Texas 76201
940-387-8555
usps.com

Texas Department of Public Safety
820 N. Loop 288
Denton, Texas 76209
Texas Driver’s License
940-484-6666
txdps.state.tx.us

Who to Notify:
- Bank / Credit Union
- Cable / Streaming Provider
- Community Church
- Credit Card Provider
- Dentist
- Doctor
- Employer
- Extended Family
- Friends
- Insurance Provider
- Mobile Phone Provider
- Texas Motor Vehicle Registration
- Post Office
- Social Organizations
- University
- Utility Provider

UNT STUDENT LEGAL SERVICES
LEGAL CONSULTATION

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UNT Student Legal Services / Chestnut Hall
1800 Chestnut Street / Room 115 U / 940-565-2614 / studentlegal@unt.edu
SUPPORT THOSE WHO SUPPORT YOU!

LOOK FOR THE OFF-CAMPUS STUDENT SERVICES SCHOLARSHIP SPONSOR EMBLEM . . .

Student Living Communities that proudly display this emblem on their advertisements in this publication, participate on our search website, offcampushousing.unt.edu and the campus-wide distribution rack signage program are now defined as Sponsor Communities. A portion of their advertising proceeds provide scholarships for students at UNT in need of financial assistance through the Off-Campus Student Services Scholarship Program. Off-Campus Student Services is a Division of Student Activities. So, look for this emblem and lease and live at an Off-Campus Student Living Community that supports you!

Learn more about this program at info@ochsource.com
Choosing a roommate will be one of the more important decisions you make while attending The University of North Texas. If you are thinking about roommates, we suggest that you choose wisely. Everyone has heard the stories and you may have actually encountered a circumstance of a roommate gone bad yourself. Statistics indicate that your emotional happiness and positive social experiences while attending college are directly related to your living environment and your relationships with roommates. Dealing with continual conflict and personal strife can cause stress and put a real cloud over your daily activities. No doubt, choosing the correct roommate is an important path to your mental health and well-being. Remember that old wise tale, “your best friend isn’t always the best roommate.” Obviously, your emotional welfare at school should be a top priority and so should your finances. By now, you’ve weighed the costs of living off campus and yes, it might be somewhat more expensive than living the residence hall-life. If you do it right, living off campus can be a rewarding experience, as well as an opportunity to set the groundwork for living on your own. Living off-campus can also establish your credit history. A word to the wise, roommates can effect your credit rating and an irresponsible roommate literally holds a good credit rating in the palm of their hands, not to mention thousands of dollars of future rents due. It might not be a bad idea to discuss exactly how your roommates intend to pay for their portion of the rent, utilities, etc. If possible, have a parent/guarantor confirm that there won’t be any financial surprises during your lease agreement duration. Consider living at an Off-Campus Student Living Community. They offer individual liability leases to address those financial ties and concerns... your roommates will have no impact whatsoever on your credit history.

A growing student trend is “Roommate Contracts.” You don’t need a lawyer, just sit down and draw up a document on your own or look for a template on-line. The agreement should address lifestyle preferences, household rules, etc... Once you’ve come to a mutually acceptable agreement, have your roommates sign the agreement. This may seem awkward, but it will prevent problems in the future and it will create an environment of respect where expectations are discussed and out in the open. Here are a few things to consider while drawing up your roommate contract:

- Get each roommate’s parent or parents as co-signers/guarantors on the lease agreement.
- Establish rules on when and how monthly rents and utilities will be paid.
- Create a personal folder for each person in the household (who should be contacted in case of an emergency, blood type, medical records and current prescriptions).
- Discuss study habits and the expected study environment. Establish some sort of daily hours for studying.
- Define a cleaning schedule for any common living areas like the living room, kitchen or shared bathroom.
- Discuss a food policy to determine if you will share a food expenses or shop individually.
- Establish lifestyle rules such as sleeping hours or personal habits like smoking or drinking.
- Weekend Guests - define your expectations and the responsibilities of visiting friends and guests.
- Calendar Review - Discuss upcoming events like class schedules, tests, social activities, job hours.
- Weekly Household Meetings - Get things out in the open, address any issue before it becomes a problem that can lead to stress.
- Transportation - Are you going to share a ride to campus? If so, create a carpool budget.
- Relationships - Create a significant others policy. Boyfriend and girlfriend issues can become real problems.

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UNW Student Health and Wellness Center

Your on-campus doctor’s office.

Accepts most major insurances! Copays and office visit charges will apply for all clinical appointments.

Services available with additional costs

- Allergy Injections
- COVID Tests and Vaccinations
- Dietitian Consultations
- Digital X-rays
- Gynecological Services
- Immunizations
- Lab Testing
- Message Therapy
- Primary Care Services
- Psychiatric Consultations

Fall and Spring Hours

Monday - Thursday: 8:00am - 5:00pm
Friday: 9:30am - 5:00pm
Saturday & Sunday: Closed

Located on the 2nd floor of Chestnut Hall

Upload insurance information and schedule appointments at myOSH.unt.edu

940.565.2333 healthcenter.unt.edu

Now that you’ve found a place to call home, you’ll need to select a moving date. Don’t underestimate the task! A well-planned and organized move will take hours where an unorganized one can turn into a weekend event. Once you have signed your lease, ask the apartment manager about any restrictions concerning move in hours at your new community. We recommend that you talk about your upcoming move with the leasing manager; they are experienced pros and will be able to assist you with just about any question or concern you might have about your upcoming move. They may even have a few suggestions. If you’re just moving personal items and none of the big stuff, you won’t need much help but, if you’ve got furniture you’ll need to make moving arrangements with family or friends who can provide an SUV, pickup truck, van or you may even consider a rental truck (see page 76). If you are least 18 years old with a valid drivers license, you should qualify. We suggest that you make your reservations with a truck rental company a week in advance of your move-in date. If you’re planning on moving during the weekend, it might be a good idea to make those reservations a few weeks in advance. Weekends can be get pretty crazy so, always confirm your reservation a few days before you actually pick up the rental truck. We also recommend that you make arrangements to pick up your rental truck as early in the morning as possible (long lines could mean a good wait - no fun ).

Most rental centers also provide items you can rent or purchase such as dollies, boxes, blankets, tie-down ropes, tape, blankets, bubble wrap and other moving supplies. These items will be sold at a premium so, if you’re interested in saving a few bucks, make a list of supplies needed and drop by your local super store before your move. This way, you’ll be prepared and ready to go on moving day.

Here are a few time saving ideas to keep your move organized: 1.) Be Realistic About What You Pack - let the size of your off-campus apartment determine what you bring. Remember, you can always bring more at a later date. 2.) Pack in Advance - start packing a week before your moving date. 3.) Pack Room Specific Items - place an empty box or two in each room and begin from there. 4.) Mark Boxes - clearly mark on the side of each box the specific room and contents within. Directional arrows will keep things “right-side-up” during the move and makes unpacking that much easier. 5.) Secure Your Items - use your towels, casual t-shirts, pants or whatever non-newsprint items you can find to secure any breakable items when packing. Be mindful that newspaper ink will bleed and damage personal items. 6.) Pack Personal Items Separately - keep a smaller open box of important personal items with you on moving day. Things get hectic enough and you don’t need to misplace your keys, wallet, phone or important paperwork during your move.

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Remember, make the most of your move and have a couple of friends help. Let’s face it, it’s always more fun when you do things with friends, even a move! Show a little love and appreciation by throwing a “move-in” pizza party. Once you arrive at your new place with all your boxes in tow, call a local pizza delivery place and have them deliver a couple pizzas. As far as drinks go, get a cooler and load up your favorite beverages. Never underestimate the power of good friends, good food and cold drinks!

Last but not least, save all your receipts. In most cases your moving expenses are tax deductible. And don’t forget to ask the truck rental company if they offer student discounts. Most storage and truck rental companies in Denton offer student discounts!
The Denton County Transportation Authority is your answer to getting there with ease. Whether commuting to work, heading to school or embarking on an adventure, we can get you there.

**TRAIN**
Our A-train can get you from Denton to Carrollton with connections to regional transit options.

**BUS**
Options like the Connect Bus, UNT Shuttles, and the North Texas Xpress make getting to school easier than ever!

**UNIVERSITY PASS PROGRAM**
This pass program for UNT students, faculty and staff offers local and regional passes at a discounted rate.

The UNT Shuttle Service is always evolving to meet student needs for both the Denton main campus and Discovery Park campus. Shuttle bus routes are designed to enhance student and pedestrian foot traffic and safety by keeping shuttle buses on the perimeter of both campuses. Routes arriving and departing from off-campus locations will now drop off riders at two primary locations, the University Union at Union Circle and the Bus Transfer Station located at Lot 20 on North Texas Blvd. Campus Circular Routes will travel between the Union Circle and Lot 20 stops at various designated points on campus. The UNT Shuttle Bus Service is free to everyone on campus, that’s right... the service is FREE! If you are interested in riding the DCTA Connect Bus Service you will need to provide a valid UNT ID for free passage.

As you begin your search for off-campus housing, remember to ask if the community is serviced by the UNT Shuttle Bus Service. This is a great way to save time and money on campus parking fees. The Shuttle Service also supports green initiatives at the University of North Texas and the city of Denton.

A campus transportation program provided to students during the academic school year is the Evening e-Ride Service. This free service is available Monday - Thursday, 7am - 2am and Friday - Sunday, 4pm - 2am during the academic year. Students can reach the e-Ride dispatch at 940-565-3014. This is a complimentary service for students with a valid UNT ID. Callers must give name, campus pick-up location and campus destination. e-Ride evening services are provided within a designated zone on the UNT main campus.

Another free service is the Late Night Lyft Program which runs 7 days a week between 2am - 7am during the Fall and Spring semesters. The UNT Shuttle Service operates a variety of schedules throughout the year. For the most current routes and schedules, please go to the DCTA website at: dcta.net/getting-around transportation.unt.edu/transit UNT Transportation Services: 940-565-3020
Your Guide to Campus Parking

Make sure your Parking Permit Matches the Parking Lot Sign

Explore Other Transportation Options...
- Off-Campus Shuttle
- Bus Route Services
- Campus Circular
- Campus Express
- Commuter Bicycle Lane Access

WE ARE HERE TO HELP!

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Transit Help?
Car Trouble on Campus?
Got a ticket?

Visit Us transportation.unt.edu
- Live Chat

Email Us transportation.services@unt.edu

Call Us 940-565-3020

DIVISION OF FINANCE & ADMINISTRATION
Transportation Services

940.565.3020 | transportation.services@unt.edu | transportation.unt.edu

TRANSPORTATION SERVICES
UNT CAMPUS PARKING & PERMITS

Whether you choose to live on or off campus and you own a motor vehicle, a permit is required to park on campus at The University of North Texas. Parking is an auxiliary operation and receives no direct funding from either the state or the University. Parking operates through parking permits generated from students, faculty/staff and visitors parking on campus. Controlled parking areas include all campus parking lots and most campus streets. Signs have been placed to designate parking areas. Any student parking a motor vehicle on campus, must obtain a parking permit, which will allow the vehicle to be parked in areas designated by the permit. The university no longer utilizes metered parking around campus, hourly parking is now processed by Parkmobile. The pay-for-parking App is easy to use and a perfect service for the student on the go. Just download the Parkmobile App and you’ll be set. Bicycles are not charged a fee to park on campus. Please note, the university is not responsible for stolen or damaged bicycles. It is highly recommended that you lock your bike when parking on campus.

UNT Transportation Services is responsible for issuing parking permits of all types. In addition, transportation services takes payments for permits, all campus citations and coordinates visitor parking and special event parking reservations. Parking permits and citations can be paid online at: transportation.unt.edu/parking. This link also provides additional information on parking permits, parking regulations, Parkmobile, parking maps, parking garage locations, visitor parking and frequently asked questions. Below is a list of parking permits available on the university campus and the costs associated with each permit type.

STUDENT PARKING PERMITS

EAGLE - Student - $150 per Semester
R - Resident - $275
RR - Resident Reserved - $400
RM - Remote - $195
MC - Motorcycle - $125
EVENING - Evening - $140
- Parkmobile Parking

FACULTY & STAFF PARKING PERMITS

A - Faculty / Staff Reserved - $700
FS - Faculty / Staff - $250
HD - Hall Director - $700
MC - Motorcycle - $125
TF - Teaching Fellow - $125 per Semester
BV - Business / Vendor - $275
HF - Honorary Retiree - No Charge

UNT DISCOVERY PARKING

EAGLE, RM, FS, MC, R - Permits are Valid
- Parkmobile Parking

GARAGE PARKING

Highland Street Garage / HSG
University Circle Garage / UCG
HSG Reserved Access - $1,200
HSG Annual Access - $675
HSG Access - $375 per Semester
HSG / UCG Access - Daily & Hourly Rates

(All Parking Pricing is subject to change.)

THE UNIVERSITY OF NORTH TEXAS
TRANSPORTATION SERVICES
Highland Street Parking Garage
621 Central Avenue
Denton, Texas 76201
940-565-3020
transportation.services@unt.edu

HOURS OF OPERATION
Monday - Friday: 7:30am - 5:30 pm
Saturday & Sunday: Closed

FOR ALL PARKING INQUIRIES
transportation.unt.edu/parking
Live off-campus? With OCSS, you can:

- Engage with UNT students, faculty, and staff at OCSS events
- Discover campus resources for off-campus students
- Find off-campus housing and roommates
- Learn about family and child care resources
- Do much more!

Featuring

2023 FALL HOUSING FAIR
Wednesday, October 11th

Check OFFCAMPUS.UNT.EDU or email OCSS@UNT.EDU for updates.
<table>
<thead>
<tr>
<th>NO.</th>
<th>APARTMENT NAME</th>
<th>NO.</th>
<th>APARTMENT NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>14 Fifty-One Apts.</td>
<td>22</td>
<td>Park Place Denton Apts.</td>
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<tr>
<td>2</td>
<td>33 Degrees North Apts.</td>
<td>23</td>
<td>Place to Be Properties</td>
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<td>3</td>
<td>800 South Welch Apts.</td>
<td>24</td>
<td>Quarter Apts.</td>
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<tr>
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<td>Across the Street Apts.</td>
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<td>Residences at Rayzor Ranch Apts.</td>
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<td>Arbors of Denton Apts.</td>
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<td>Residences at the Union Apts.</td>
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<td>6</td>
<td>Audra Heights Duplex Homes</td>
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<td>Retreat at Denton Apts.</td>
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<td>7</td>
<td>Audra Townhome Apts.</td>
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<td>Ridge at North Texas Apts.</td>
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<td>8</td>
<td>City Parc at Fry Street Apts.</td>
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<td>Sherman Crossing Duplex Homes</td>
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<td>Crash Pads / The Hanger Apts.</td>
<td>30</td>
<td>Starlite Apts.</td>
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<td>10</td>
<td>Crash Pads II Apts.</td>
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<td>Townhill Oaks Apts.</td>
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<td>11</td>
<td>Country Park Apts.</td>
<td>32</td>
<td>U Centre at Fry Street Apts.</td>
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<td>Forum at Denton Apts.</td>
<td>33</td>
<td>UC Denton Apts.</td>
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<td>13</td>
<td>Gateway at Denton Apts.</td>
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<td>UNT Housing &amp; Residence Life</td>
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<td>14</td>
<td>Grad House Apts.</td>
<td>35</td>
<td>University Place Apts.</td>
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<td>15</td>
<td>Iconic Village Apts.</td>
<td>36</td>
<td>University View Denton Apts.</td>
</tr>
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<td>16</td>
<td>Jackson Chang Apts.</td>
<td>37</td>
<td>Uptown Apts.</td>
</tr>
<tr>
<td>17</td>
<td>The Leonard Apts.</td>
<td>38</td>
<td>The Venue Apts.</td>
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<td>18</td>
<td>Lights Apts.</td>
<td>39</td>
<td>Vintage Pads Apts.</td>
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<td>19</td>
<td>Metro Apts.</td>
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<td>Windsor Denton Apts.</td>
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<td>20</td>
<td>NTX Denton Apts.</td>
<td>41</td>
<td>Wolf Ridge Apts.</td>
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<td>21</td>
<td>Oak Court Apts.</td>
<td>42</td>
<td>Zen Apts.</td>
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</tbody>
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# Apartment Index

## Community Information

### Features & Amenities

- All Bills Paid
- Utility Cap
- Access Gate
- Balcony / Patio
- Business Center
- Ceiling Fans
- Clubhouse Access
- Covered Parking
- Fitness Center
- Furnished
- Laundry Center
- Pets Allowed
- Pool
- Reserved Parking
- Roommate Matching
- Sports Court
- W/D Connection
- W/D Included
- WiFi Community

### Appliance Options

- Dishwasher
- Washer & Dryer

### Distance Information

- 1 Block
- 1/2 Mile
- 1 Mile
- 2 Blocks
- 3 Blocks
- 1.2 Miles
- 1.4 Miles
- 2.3 Miles
- Varies
- Varies - Multiple Properties

### Start Phone Numbers

- 833-831-6345
- 940-323-8633
- 972-479-9510
- 833-503-1414
- 940-320-2026
- 940-242-3247
- 940-326-7204
- 940-384-7272
- 833-344-0504
- 844-450-0250
- 940-243-0007
- 940-566-2146
- 940-323-9010
- 214-300-1881
- 833-357-1010
- 940-565-0627
- 940-323-9933
- 844-949-3762
- 844-475-0008
- 940-213-1029
- 940-566-6617

### Rates

- $785*
- $715*
- $1,200*
- $672*
- $649*
- $2,000*
- $2,200*
- $839*
- $664*
- $1,134*
- $1,024*
- $689*
- $695*
- $790*
- $671*
- $895*
- $679*
- $300*
- $621*
- $755*
- $1,259*
- $711*
- $1,259*
- $550*
- $679*
- $800*
- $621*
- $755*
- $1,259*

### Contact Information

- CP, EOC
- BST, EOC
- BST, EOC
- BST, EOC
- BST, EOC
- CP, EOC
- BST, EOC
- BST, EOC
- BST, EOC
- BST, EOC
- CP, EOC
- BST, EOC
- BST, EOC
- BST, EOC
- Varies

### Availability

- Available
- Not Available

### Distance Routes

- 1, 2, 3, 4
- Varies
- Varies - Multiple Properties

---

*All rates and fees are subject to change.*
<table>
<thead>
<tr>
<th>NO.</th>
<th>APARTMENT NAME</th>
<th>PHONE</th>
<th>STARTS</th>
<th>BEDROOMS</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>Park Place Denton Apts.</td>
<td>940-287-3991</td>
<td>$925*</td>
<td>Studio 1, 2, 3, 4</td>
<td>2 Blocks</td>
</tr>
<tr>
<td>23</td>
<td>Place to Be Properties</td>
<td>940-566-0033</td>
<td>Call</td>
<td>Studio 1, 2, 3, 4</td>
<td>Varies</td>
</tr>
<tr>
<td>24</td>
<td>Quarter Apts.</td>
<td>833-347-0356</td>
<td>$700*</td>
<td>1, 2, 3</td>
<td>2 Blocks</td>
</tr>
<tr>
<td>25</td>
<td>Residence at Rayzor Ranch Apts.</td>
<td>972-584-0086</td>
<td>$2,300*</td>
<td>3, 4</td>
<td>1.7 Miles</td>
</tr>
<tr>
<td>26</td>
<td>Residences at the Union Apts.</td>
<td>940-353-5869</td>
<td>$950*</td>
<td>Studio 1, 2</td>
<td>4 Blocks</td>
</tr>
<tr>
<td>27</td>
<td>Retreat at Denton Apts.</td>
<td>817-997-4136</td>
<td>$790*</td>
<td>2, 3, 4</td>
<td>1.5 Miles</td>
</tr>
<tr>
<td>28</td>
<td>Ridge at North Texas Apts.</td>
<td>940-382-7118</td>
<td>$505*</td>
<td>1, 2, 3, 4</td>
<td>3.1 Miles</td>
</tr>
<tr>
<td>29</td>
<td>Sherman Crossing Apts.</td>
<td>940-220-3863</td>
<td>$2,200*</td>
<td>3, 4</td>
<td>3.1 Miles</td>
</tr>
<tr>
<td>30</td>
<td>Starlite Apts.</td>
<td>844-983-4032</td>
<td>$639*</td>
<td>1, 2</td>
<td>3 Blocks</td>
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<tr>
<td>31</td>
<td>Townhill Oaks Apts.</td>
<td>940-566-0060</td>
<td>$850*</td>
<td>1, 2</td>
<td>1/2 Mile</td>
</tr>
<tr>
<td>32</td>
<td>U Centre at Fry Street Apts.</td>
<td>940-808-1808</td>
<td>$939*</td>
<td>1, 2, 3, 4</td>
<td>1 Block</td>
</tr>
<tr>
<td>33</td>
<td>UC Denton Apts.</td>
<td>940-220-4715</td>
<td>$699*</td>
<td>1, 2, 4</td>
<td>1 Mile</td>
</tr>
<tr>
<td>34</td>
<td>UNT Housing &amp; Residence Life</td>
<td>940-565-2610</td>
<td>Call</td>
<td>1, 2, 3</td>
<td>On Campus</td>
</tr>
<tr>
<td>35</td>
<td>University Place Apts.</td>
<td>844-986-3853</td>
<td>$675*</td>
<td>1, 2</td>
<td>1/2 Mile</td>
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<tr>
<td>36</td>
<td>University View Denton Apts.</td>
<td>940-382-5331</td>
<td>$950*</td>
<td>1</td>
<td>1/3 Mile</td>
</tr>
<tr>
<td>37</td>
<td>Uptown Apts.</td>
<td>940-384-7600</td>
<td>$769*</td>
<td>1, 2, 3, 4</td>
<td>1 Mile</td>
</tr>
<tr>
<td>38</td>
<td>The Venue Apts.</td>
<td>940-600-4224</td>
<td>$769*</td>
<td>1, 2, 3</td>
<td>1 Mile</td>
</tr>
<tr>
<td>39</td>
<td>Vintage Pads Apts.</td>
<td>855-784-0056</td>
<td>$652*</td>
<td>1, 2, 3</td>
<td>1 Mile</td>
</tr>
<tr>
<td>40</td>
<td>Windsor Denton Apts.</td>
<td>940-320-9950</td>
<td>$1,499*</td>
<td>1, 2, 3</td>
<td>3.1 Miles</td>
</tr>
<tr>
<td>41</td>
<td>Wolf Ridge Apts.</td>
<td>940-566-6617</td>
<td>$949*</td>
<td>1JR, 1</td>
<td>1 Block</td>
</tr>
<tr>
<td>42</td>
<td>Zen Apts.</td>
<td>833-440-1183</td>
<td>$639*</td>
<td>1, 2, 3</td>
<td>2 Blocks</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>ALL ROUTES</th>
<th>Varies</th>
<th>Varies - Multiple Properties</th>
</tr>
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<tbody>
<tr>
<td>BST</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NT, DP, EOC, 7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BST, DS, CE, EOC</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ACCESS GATE**
- All Bills Paid - Utility Cap
- Access Gate
- Balcony / Patio
- Business Center
- Cable Ready
- Ceiling Fans
- Clubhouse Access
- Covered Parking
- Dishwasher
- Fitness Center
- Furnished
- Laundry Center
- Lease by Bed
- Pets Allowed
- Permit - Reserved Parking
- Roommate Matching
- Sports Court
- W/ D Connection
- WiFi Community

*All rates & fees are subject to change.*

*All routes & fees are subject to change.*
QR Code technology can be a valuable informational source for any students looking for Off-Campus Housing in Denton. We have assembled an off-campus student living community QR Code Index on these pages to assist you with quick access to everything you’ll need to know about what community might best meet your off-campus living needs. It’s Easy! Just select the camera mode on your smartphone, point the screen at the QR Code on this page and your mobile phone will link you to that specific community’s website.

14 Fifty-One
833-831-6345
Email: 1451@tontiproperties.com

33 Degrees North
940-323-8633
Email: 33n@greystar.com

Arbors of Denton
940-320-2026
Email: leasing@arborsoldenton.com

City Parc at Fry
940-384-7272
Email: cityparcfrystreet@americancampus.com

Denton Student Apts.
833-357-1010 | 833-347-0356
Email: dsa@valiantresidential.com

Forum at Denton
940-566-2146
Email: leasing@fordumdenton.com

Gateway at Denton
940-323-9010
Email: gatewaydenton@redstoneresidential.com

The Leonard
940-323-9933
Email: theleonard@clsLiving.com

NTX Denton
940-213-1029
Email: ntx@assetliving.com

Park Place Denton
940-287-3991
Email: leasing@parkplacedenton.com

Retreat at Denton
817-997-4136
Email: info@retreatdenton.com

Ridge at North Texas
940-382-7118
Email: theridge@redstoneresidential.com

U Centre at Fry
940-808-1808
Email: ucentreafry@americancampus.com

UC Denton
940-220-4715
Email: leasing@ucdenton.com

University View Denton
940-382-5331
Email: uvdenton@redstoneresidential.com

Uptown
940-384-7600
Email: uptown@americancampus.com

The Venue
940-600-4224
Email: leasing@thevenueliving.com

OCSS SCHOLARSHIP SPONSOR
Support the Communities that support the Off-Campus Student Services Scholarship program
(See more information on pages 12-13)
CAMPUS GROWTH
IMPROVING THE OFF-CAMPUS STUDENT EXPERIENCE

The University of North Texas continues to move forward as one of the premier institutions of higher learning in the State of Texas and a top research institution regionally and nationally. The university has gone to great lengths to improve the student’s on-campus and off-campus living experience with the addition of several facilities that are currently under construction or have been recently completed. Projects include the Arts Studio Facility (2022), the Bruzzy UNT Golf Facility (2021), Joe Greene Residence Hall (2019), the UNT Welcome Center (2019), Eagle Landing Dining Hall (2021), The Lovelace & McNatt Families Indoor Athletic Practice Facility (2020), and the expansion of Parking Lot 20 and the UNT Shuttle Bus Transfer Station (2019). With the completion of the University Union renovation (2016), the addition of the Art & Visual Arts Buildings (2019), Rawlings Residence Hall (2015) and several other renovations like the UNT Basketball Coliseum throughout the main campus, The University of North Texas campus is experiencing unprecedented growth.

The addition of UNT’s Welcome Center, Joe Greene Residence Hall and the University’s free standing Eagle Landing Dining Hall have had an immediate impact on the student’s on-campus living experience. Other University projects, such as the expansion of Parking Lot 20 and the addition of UNT’s Shuttle Bus Transfer Station on North Texas Blvd. have greatly enhanced the off-campus student’s daily transit experience.

With UNT Dining Services’ Eagle Landing now operational, off-campus students might want to re-think their budget and secure an off-campus commuter meal plan (see page 10). A commuter meal plan just might be the way to go in Fall 2022. And, as students navigate their way living off-campus, there are three major considerations to remember, Shelter, Sleep and Diet. Prioritizing “THE BIG 3” will ensure that you will give yourself the best chance to succeed while attending the University of North Texas.

The two additions that effect off-campus students first and foremost, is the parking expansion of Parking Lot 20 and the university’s Shuttle Bus Transfer Station on the west side of campus. There is finally a reprieve from the daily anxieties of campus traffic and congestion, finding a place to park and then getting to class on time. Students can now park at Lot 20, walk over to the shuttle bus transfer station and take an express bus route to class. This is an exciting time at the University at North Texas and with all these campus facilities now operational, it’s easy to see why the university is experiencing unprecedented student growth. Did you know that this year’s freshman class is an estimated 1,500 students larger than any incoming class in university history! So, check out what’s happening around campus this fall.

GET TO CLASS ON TIME. PARK AT LOT 20 & TAKE THE EXPRESS BUS TO ALL CAMPUS LOCATIONS

An additional 1,100 parking spaces have been added at Parking Lot 20 along with a new covered shuttle bus transfer station. The Transfer Bus Station includes restrooms, student rider seating, vending machines and shuttle bus route status screens (to come at a later date). The UNT Transportation Services Shuttle Bus Transfer Station acts as a covered pick-up and drop-off point servicing the west side of campus.

Eagle Landing is designed as a setting for scholarly and social interaction between students, faculty and staff. The dining hall is two-stories, providing seating for 700 and offers three fresh meals a day with late night options. Eagle Landing features several unique cuisine experiences and numerous seating layouts. The Landing offers a variety of dining experiences. Congratulations to Auxiliary and Dining Services for providing the university community with a nationally recognized facility with state-of-the-art food services for the on-campus and off-campus student community. For information on Dining Services off-campus commuter meal plans, please visit dining.unt.edu or call: 940-565-2462.

UNT Dining Services dining.unt.edu/eagle

Featuring a variety of burgers & plant-based cuisine, cooked over a wood grill

Homestyle restaurant serving up favorites like fried chicken, mac & cheese, smoked BBQ, plus breakfast all day.

Plant-forward restaurant featuring greens grown at Mean Green Acres, the UNT Dining Services organic, non-GMO hydroponic garden, as well as fresh veggies, salads, soups and plenty of 100% plant-based options.

Asian inspired wok restaurant featuring stir-fried rice & noodle dishes.

Italian restaurant serving pizza, calzones, stromboli and a daily pasta toss.

Clark Bakery at Eagle Landing will satisfy your sweet tooth with fresh pastries, warm desserts, ice cream & all your favorite treats, only available at UNT.

Asian-inspired wok restaurant featuring stir-fried rice & noodle dishes.

Italian restaurant serving pizza, calzones, stromboli and a daily pasta toss.
NEW OFF-CAMPUS STUDENT LIVING COMMUNITY

QR CODE INDEX

SEE PAGES 30 - 31

VERY COOL!

APARTMENT LISTINGS SECTION

23 FALL WINTER

Proud Sponsor of The University of North Texas
14 FIFTY-ONE APARTMENTS

**RATES START AT $785***

- **PER BED LEASE OPTION**
- **URL:** 14fiftyone.com
- **Email:** 1451@tontiproperties.com
- **Denton Map:** 24-25
- **Apartment Index:** 26-27
- **QR Code Index:** 30

**Location:**
- **Address:** 1451 Centre Place Drive
- **City:** Denton
- **State:** Texas
- **ZIP Code:** 76205

**Features:**
- **Distance from Main Campus:** 1.3 Miles
- **Distance from Discovery Park Campus:** 4.1 Miles
- **Furnished:** Yes / **Units:** 123 / **Beds:** 478
- **Bedrooms:** 2, 4, 5
- **Lease Terms:** 5, 10, 12 Months
- **Renters Insurance Required**
- **Utilities:** Included, Electric Cap: $35
- **Application Fee:** $15 / **Administration Fee:** $99
- **Deposit:** $250
- **Pet Fee:** $275 / **Pet Deposit:** $125

Distances from Campus are bases off of Official Addresses: 
UNT Main Campus - 1155 Union Circle | Discovery Park Campus - 3400 Elm Street

22 DEGREES NORTH APARTMENTS

**RATES START AT $715***

- **PER BED LEASE OPTION**
- **URL:** 33northapartments.com
- **Email:** 33north@tpco.com
- **Denton Map:** 24-25
- **Apartment Index:** 26-27
- **QR Code Index:** 30

**Location:**
- **Address:** 919 Eagle Drive
- **City:** Denton
- **State:** Texas
- **ZIP Code:** 76201

**Features:**
- **Distance from Main Campus:** 1/2 Mile
- **Distance from Discovery Park Campus:** 3.3 Miles
- **Furnished:** Yes / **Units:** 423 Beds
- **Bedrooms:** 2, 4, 5
- **Lease Terms:** 5, 10, 12 Months
- **Utilities:** Electric Cap: $30, Trash
- **Application Fee:** $75
- **Administration Fee:** $50
- **Deposit:** $250
- **Pet Fee:** $275 / **Pet Deposit:** $125

Distances from Campus are bases off of Official Addresses: 
UNT Main Campus - 1155 Union Circle | Discovery Park Campus - 3400 Elm Street

33 DEGREES NORTH APARTMENTS

**RATES START AT $715***

- **PER BED LEASE OPTION**
- **URL:** 33northapartments.com
- **Email:** 33north@tpco.com
- **Denton Map:** 24-25
- **Apartment Index:** 26-27
- **QR Code Index:** 30

**Location:**
- **Address:** 919 Eagle Drive
- **City:** Denton
- **State:** Texas
- **ZIP Code:** 76201

**Features:**
- **Distance from Main Campus:** 1.3 Miles
- **Distance from Discovery Park Campus:** 4.1 Miles
- **Furnished:** Yes / **Units:** 478 Beds
- **Bedrooms:** 2, 4, 5
- **Lease Terms:** 5, 10, 12 Months
- **Utilities:** Included, Electric Cap: $35
- **Application Fee:** $15 / **Administration Fee:** $99
- **Deposit:** $250
- **Pet Fee:** $275 / **Pet Deposit:** $125

Distances from Campus are bases off of Official Addresses: 
UNT Main Campus - 1155 Union Circle | Discovery Park Campus - 3400 Elm Street

AUDRA HEIGHTS APARTMENTS

**RATES START AT $2,000***

- **PER UNIT LEASE OPTION**
- **URL:** audraheights@goodshomes.com
- **Email:** audraheights@goodshomes.com
- **Denton Map:** 24-25
- **Apartment Index:** 26-27
- **QR Code Index:** 30

**Location:**
- **Address:** 1200 - 1415 Bayfield Street
- **City:** Denton
- **State:** Texas
- **ZIP Code:** 76209

**Features:**
- **Distance from Main Campus:** 3.3 Miles
- **Distance from Discovery Park Campus:** 3.8 Miles
- **Furnished:** Yes / **Units:** 70 Beds
- **Bedrooms:** 1, 2, 3
- **Lease Terms:** 12 Months
- **Renters Insurance Required**
- **Utilities:** Resident Pays Electric, Water, Sewer, Trash
- **Application Fee:** $45
- **Deposit:** $2,000 Refundable
- **Pet Fee:** $500

Distances from Campus are bases off of Official Addresses: 
UNT Main Campus - 1155 Union Circle | Discovery Park Campus - 3400 Elm Street

**All participating community lease rates and listing information are subject to change without notice. Rates are effective as of September 22, 2023.**

All rates & fees are subject to change.
7 AUDRA TOWNHOME APARTMENTS
940-326-7204
1201-1305 Good Lane
Denton, Texas 76209
Distance from Main Campus: 3.3 Miles
Distance from Discovery Park Campus: 3.9 Miles
Unfurnished / 30 Units
Bedrooms: 3, 4
Lease Terms: 12 Months
Renters Insurance Required
Utilities: Resident Pay Electric, Water, Trash
Application Fee: $45
Deposit: $2,200 / $2,400 Refundable
Pet Fee: $500

RATES START AT $2,200*
PER UNIT LEASE OPTION
URL: audratownhomes.com
Email: townhomes@goodsources.com

Display Ad: 74
Denton Map: 24-25
Apartment Index: 26-27

8 CITY PARC AT FRY STREET APARTMENTS
940-384-7272
1310 Scripture Street
Denton, Texas 76201
Distance from Main Campus: 3 Blocks
Distance from Discovery Park Campus: 2.4 Miles
Furnished / 138 Units / 420 Beds
Bedrooms: Studio, 1, 2, 4
Lease Terms: 12 Months
Landlord Legal Liability Insurance Required
Utilities: Resident Pays Electric
Application Fee: $50
Deposit: $150 Refundable
Pet Fee: $300 / Pet Rent: $25 Monthly

RATES START AT $839*
PER BED LEASE OPTION
URL: cityparc.com
Email: cityparcafrystreet@americanuniversity.com

Display Ad: 52-53
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

9 CRASH PADS / THE HANGER APARTMENTS
833-344-0504
814 Bernard Street
Leasing Office: 1003 Eagle Drive
Denton, Texas 76201
Distance from Main Campus: 2 Blocks
Distance from Discovery Park Campus: 3.2 Miles
Unfurnished / 35 Units / 57 Beds
Bedrooms: 1, 2
Lease Terms: 5, 10, 12
Renters Insurance Required
Utilities: Electric & Water Allowance
Resident Pays: Electric, Water, Gas, Trash & Pest Control
Application Fee: $50 / Deposit: $100 - $500 / Administration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

RATES START AT $664*
PER BED & UNIT LEASE OPTION
URL: dentonstudentapartments.com
Email: dsa@valiantresidential.com

Display Ad: 66-67
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

10 CRASH PADS II APARTMENTS
844-450-0250
1111 Eagle Drive
Leasing Office: 1003 Eagle Drive
Denton, Texas 76201
Distance from Main Campus: 3 Blocks
Distance from Discovery Park Campus: 3.3 Miles
Unfurnished / 24 Units / 24 Beds
Bedrooms: 1, 2
Lease Terms: 5, 10, 12
Renters Insurance Required
Utilities: Resident Pays: Electric, Water, Gas, Trash & Pest Control
Application Fee: $50 / Deposit: $100 - $500 / Administration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

RATES START AT $1,134*
PER BED & UNIT LEASE OPTION
URL: dentonstudentapartments.com
Email: dsa@valiantresidential.com

Display Ad: 66-67
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

11 COUNTRY PARK APARTMENTS
940-243-0777
1606 E. McKinney Street
Leasing Office: 1003 Eagle Drive
Denton, Texas 76209
Distance from Main Campus: 2.3 Miles
Distance from Discovery Park Campus: 3.9 Miles
Unfurnished / 120 Units
Bedrooms: 1, 2, 3
Lease Terms: 12 Months
Utilities: Resident Pays: Electric & Water
Application Fee: $35
Deposit: $150 / $200 / $300
Pet Deposit: $150 / Pet Fee: $150 / Pet Rent: $10 Monthly

RATES START AT $1,024*
PER UNIT LEASE OPTION
URL: countryparkdenton.com
Email: countrywood@sandalwoodmgmt.com

Denton Map: 24-25
Apartment Index: 26-27

12 FORUM AT DENTON APARTMENTS
940-566-2146
201 Inman Street
Denton, Texas 76205
Distance from Main Campus: 1.2 Miles
Distance from Discovery Park Campus: 3.9 Miles
Furnished / 347 Units / 1,044 Beds
Bedrooms: 1, 2, 3, 4
Lease Terms: 12 Months
Renters Insurance Required
Utilities: Resident Pays Electric, Water / Trash $15 Monthly
Application Fee: $25
Administration Fee: $150 / Community Fee: $150
Pet Fee: $300 / Pet Rent: $35 Monthly

RATES START AT $689*
PER BED LEASE OPTION
URL: forumdenton.com
Email: leasing@forumdenton.com

Display Ad: 58
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

13 GATEWAY AT DENTON APARTMENTS
940-323-9010
1201 Cleveland Street
Denton, Texas 76201
Distance from Main Campus: 1/2 Mile
Distance from Discovery Park Campus: 3.7 Miles
Furnished / 228 Units / 696 Beds
Bedrooms: 2, 3, 4
Lease Terms: 12 Months
Renters Insurance Required
Utilities: Based on Usage
Application Fee: $30
Deposit: $100
Pet Fee: $425 / Pet Rent: $35 Monthly

RATES START AT $695*
PER BED LEASE OPTION
URL: gatewayatdenton.com
Email: gatewaydenton@redstoneresidential.com

Display Ad: 56-57
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

14 GRAD HOUSE APARTMENTS
214-300-1881
2416 - 2430 W. Prairie Street
Denton, Texas 76201
Distance from Main Campus: 2 Blocks
Distance from Discovery Park Campus: 3 Miles
Furnished / 8 Units / 32 Beds
Bedrooms: 4
Lease Terms: 12 Months
Utilities: Included, Trash Fee: $10
Application Fee: $50 / Guarantor: $50
Administration Fee: $20 Monthly
Deposit: $300
Pet Fee: $500 / Pet Rent: $30 Monthly

RATES START AT $790*
PER BED LEASE OPTION
Email: dong_wu1@hotmail.com

Denton Map: 24-25
Apartment Index: 26-27

* ALL RATES & FEES ARE SUBJECT TO CHANGE
LOOKING TO LIVE OFF CAMPUS IN 2024?

WHERE YOU GO, WE GO.

24 / 7 / 365

offcampushousing.unt.edu
**ICONIC VILLAGE APARTMENTS**
833-357-1010
2411 W. Hickory Street
Denton, Texas 76201
Distance from Main Campus: 4 Blocks
Distance from Discovery Park Campus: 2.7 Miles
Unfurnished / 75 Units / 114 Beds
Bedrooms: Studio, 1, 2, 3
Lease Terms: 5, 10, 12
Renters Insurance Required
Utilities: Electric & Water Allowance
Resident Pays: Electric, Water, Gas, Trash & Pest Control
Application Fee: $50 / Deposit: $100 - $500 / Administration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

**JACKSON CHANG APARTMENTS**
940-565-0627
1600 W. Hickory Street
Denton, Texas 76201
Distance from Main Campus: Varies
Distance from Discovery Park Campus: Varies
Unfurnished / Over 20 Locations
Bedrooms: Studio, 1, 2
Lease Terms: 9-12 Months
Utilities: Resident Pays - Varies
Application Fee: $30
Deposit: $300 - $500
No Pets

**THE LEONARD APARTMENTS**
940-323-9933
1541 Meadow Street
Denton, Texas 76205
Distance from Main Campus: 1.2 Miles
Distance from Discovery Park Campus: 4.1 Miles
Furnished / 192 Units / 564 Beds
Bedrooms: 1, 2, 3, 4
Lease Terms: 5, 10, 12 Months
Renters Insurance Required
Utilities: Electric Cap: $16 Water
Application Fee: $50 / Administration Fee: $150
Amenities Fee: $25 Monthly
Pet Fee: $250 / Pet Rent: $15 Monthly

**LIGHTS APARTMENTS**
844-949-3762
1607 W. Oak Street
Leasing Office: 2411 W. Hickory Street
Denton, Texas 76201
Distance from Main Campus: 1 Block
Distance from Discovery Park Campus: 2.7 Miles
Unfurnished / 39 Units / 44 Beds
Bedrooms: 1, 2
Lease Terms: 5, 10, 12
Renters Insurance Required
Utilities: Electric & Water Allowance
Resident Pays: Electric, Water, Gas, Trash & Pest Control
Application Fee: $50 / Deposit: $100 - $500 / Administration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

**METRO APARTMENTS**
844-475-0008
627-707 Bernard Street
Leasing Office: 1003 Eagle Drive
Denton, Texas 76201
Distance from Main Campus: 3 Blocks
Distance from Discovery Park Campus: 3.2 Miles
Unfurnished / 44 Units / 80 Beds
Bedrooms: 1, 2
Lease Terms: 5, 10, 12
Renters Insurance Required
Utilities: Electric & Water Allowance
Resident Pays: Electric, Water, Gas, Trash & Pest Control
Application Fee: $50 / Deposit: $100 - $500 / Administration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

**NTX DENTON APARTMENTS**
940-213-1029
101 E. Daugherty Street
Denton, Texas 76205
Distance from Main Campus: 1.2 Mile
Distance from Discovery Park Campus: 3.8 Miles
Furnished / 426 Units / 852 Beds
Bedrooms: 1, 2, 4
Lease Terms: 12 Months
Renters Insurance Required
Utilities: Included, Electric Cap: $30
Application Fee: Waived
Deposit: Waived
Pet Fee: $300 / Pet Rent: $30 Monthly

**OAK COURT APARTMENTS**
940-566-6617
1600 W. Oak Street
Leasing Office: 1616 W. Oak Street
Denton, Texas 76201
Distance from Main Campus: 1 Block
Distance from Discovery Park Campus: 2.6 Miles
Unfurnished / 18 Units
Bedrooms: 1, 2
Lease Terms: Call for Details
Utilities: Resident Pays Electric
Application Fee: $45
Deposit: $600 & Up
Pet Fee: $100 / Pet Deposit: $400

**PARK PLACE DENTON APARTMENTS**
940-287-3991
1519 Scripture Street
Denton, Texas 76201
Distance from Main Campus: 2 Blocks
Distance from Discovery Park Campus: 2.5 Miles
Furnished / 541 Units / 1102 Beds
Bedrooms: Studio, 1, 2, 3, 4
Lease Terms: 12 Months
Utilities: Resident Pay Electric
Application Fee: $75
Administration Fee: $150
Deposit: Call for Details
Pet Fee: $400 / Pet Rent: $25 Monthly

**RATES START AT $746***
PER BED & UNIT LEASE OPTIONS
URL: dentonstudentapartments.com
Email: dsa@valiantresidential.com
Display Ad: 66-67
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

**RATES START AT $895***
PER UNIT LEASE OPTION
URL: jcrent.com
Email: jcrent@usa.net
Display Ad: 70
Denton Map: 24-25
Apartment Index: 26-27

**RATES START AT $679***
PER BED LEASE OPTION
URL: jcrent.com
Email: cryan@limerickpm.com
Display Ad: 66-67
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

**RATES START AT $720***
PER BED & UNIT LEASE OPTIONS
URL: dentonstudentapartments.com
Email: dsa@valiantresidential.com
Display Ad: 66-67
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

**RATES START AT $621***
PER BED & UNIT LEASE OPTIONS
URL: dentonstudentapartments.com
Email: dsa@valiantresidential.com
Display Ad: 66-67
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

**RATES START AT $755***
PER BED LEASE OPTION
URL: ntx@assetliving.com
Email: ntx@assetliving.com
Display Ad: 71
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

**RATES START AT $1,259***
PER UNIT LEASE OPTION
URL: parkplacedenton.com
Email: cryan@limerickpm.com
Display Ad: 72
Denton Map: 24-25
Apartment Index: 26-27

**RATES START AT $755***
PER BED LEASE OPTION
URL: ntx@assetliving.com
Email: ntx@assetliving.com
Display Ad: 71
Denton Map: 24-25
Apartment Index: 26-27
QR Code Index: 30

**RATES START AT $925***
PER BED LEASE OPTION
URL: parkplacedenton.com
Email: leasing@parkplacedenton.com
Display Ad: 61
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 31
RATES START AT $700*

**QUARTER APARTMENTS**
833-347-0356
1003 Eagle Drive
Denton, Texas 76201
Distance from Main Campus: 2 Blocks
Distance from Discovery Park Campus: 2.2 Miles
Unfurnished / 64 Units / 110 Beds
Bedrooms: 1, 2, 3
Lease Terms: 5, 10, 12
Renters Insurance Required
Utilities: Electric & Water Allowance
Resident Pays: Electric, Water, Gas, Trash & Pest Control
Application Fee: $75 / Deposit: $100 - $500 / Administration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

RATES START AT $2,300*

**RESIDENCES AT RAYZOR RANCH APARTMENTS**
972-584-0086
2028 Ladera Lane
Denton, Texas 76207
Distance from Main Campus: 1.7 Miles
Distance from Discovery Park Campus: 1.6 Miles
Unfurnished / 186 Units
Bedrooms: 3, 4
Lease Terms: 12 Months
Renters Insurance Required
Utilities: Resident Pays Electric, Water, Trash
Application Fee: $75 / Administration Fee: $150
Deposit: 1 Month Rent
Pet Fee: $350 / Pet Rent: $25 Monthly

RATES START AT $950*

**RESIDENCE AT THE UNION APARTMENTS**
940-353-5869
2211 W. Hickory Street
Denton, Texas 76201
Distance from Main Campus: 1/2 Mile
Distance from Discovery Park Campus: 2.7 Miles
Unfurnished / 163 Units / 3 Locations
Bedrooms: Studio, 1, 2
Lease Terms: 6 - 12 Months
Renters Insurance Required
Utilities: Resident Pays Electric, Water Allocation, Gas, Trash
Application Fee: $50 / Administration Fee: $100
Deposit: $100 / $200
Pet Fee: $350 / Pet Rent: $20 Monthly

RATES START AT $790*

**RETREAT AT DENTON APARTMENTS**
817-997-4136
155 Precision Drive
Denton, Texas 76207
Distance from Main Campus: 1.5 Miles
Distance from Discovery Park Campus: 3.2 Miles
Furnished / 189 Units / 700 Beds
Bedrooms: 2, 3, 4
Lease Terms: 12 Months
Utilities: Resident Pays Electric, Water & Sewage
Application Fee: $50
Administration Fee: $150
Deposit: $100
Pet Fee: $300 / Pet Rent: $35 Monthly

RATES START AT $525*

**RIDGE AT NORTH TEXAS APARTMENTS**
940-382-7118
2700 Colorado Boulevard
Denton, Texas 76210
Distance from Main Campus: 3.1 Miles
Distance from Discovery Park Campus: 5.5 Miles
Furnished / 88 Units / 876 Beds
Bedrooms: 1, 2, 3
Lease Terms: 12 Months
Utilities: Included, Electric Cap $25
Application Fee: $25
Administration Fee: $100
Pet Fee: $200 / Pet Rent: $25 Monthly / 2 Pet Limit

RATES START AT $2,200*

**SHERMAN CROSSING APARTMENTS**
940-220-3863
3816 - 4025 Sheraton Road
Denton, Texas 76209
Distance from Main Campus: 3.1 Miles
Distance from Discovery Park Campus: 2 Miles
Unfurnished / 58 Units
Bedrooms: 3, 4
Unfurnished / 58 Units
Bedrooms: 3, 4
Renters Insurance Required
Utilities: Resident Pays Electric, Water, Trash
Application Fee: $45
Deposit: $2,000 / $2,300 Refundable
Pet Fee: $500

RATES START AT $639*

**STARLITE APARTMENTS**
844-983-4032
425 Fulton Street
Denton, Texas 76201
Distance from Main Campus: 3 Blocks
Distance from Discovery Park Campus: 2.5 Miles
Unfurnished / 44 Units / 76 Beds
Bedrooms: 1, 2
Lease Terms: 5, 10, 12
Renters Insurance Required
Utilities: Electric & Water Allowance
Resident Pays: Electric, Water, Gas, Trash & Pest Control
Application Fee: $30 / Deposit: $100 - $500 / Administration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

**RESIDENCE AT THE UNION APARTMENTS**
940-566-0033
525 S. Carroll Blvd., Suite 100
Denton, Texas 76201
Distance from Main Campus: Varies
Distance from Discovery Park Campus: Varies
Furnished & Unfurnished / Over 50 Locations
Bedrooms: Studio, 1, 2, 3, 4
Lease Terms: 12 Months
Utilities: Varies, Trash Fee: $10-$20
Application Fee: $65 / Guarantor: $65
Administration Fee: $25 Monthly
Deposit: Varies - Call for Details
Pet Fee: $500 / Pet Rent: $30 Monthly

CALL FOR RATES
PER BED & UNIT LEASE OPTIONS
URL: ptbproperties.com
Email: leasing@placeetobeproperties.com
Display Ad: 54
Denton Map: 24-25
Apartment Index: 28-29

CALL FOR RATES
PER BED LEASE OPTION
URL: retreatdenton.com
Email: info@retreatdenton.com
Display Ad: 69
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 31
31 TOWNHILL OAKS APARTMENTS
940-566-0060
516 W. Oak Street
Denton, Texas 76201
Distance from Main Campus: 1/2 Mile
Distance from Discovery Park Campus: 2.8 Miles
Unfurnished / 32 Units
Bedrooms: 1, 2
Lease Terms: 12 Months
Utilities: Resident Pays Electric
Deposit: $800
No Pets

RATES START AT $850*
PER UNIT LEASE OPTION
Display Ad: 77
Denton Map: 24-25
Apartment Index: 28-29

32 U CENTRE AT FRY STREET APARTMENTS
940-808-1808
1221 W. Oak Street
Denton, Texas 76201
Distance from Main Campus: 1 Block
Distance from Discovery Park Campus: 2.7 Miles
Furnished / 194 Units / 614 Beds
Bedrooms: 1, 2, 3, 4
Lease Terms: 12 Months
Landlord Legal Liability Insurance Required
Utilities: Based on Usage
Application Fee: $50
Deposit: $150 Refundable
Pet Fee: $300 / Pet Rent: $25 Monthly

RATES START AT $939*
PER BED LEASE OPTION
URL: ucentreatfry.com
Email: ucentreatfry@americancampus.co
Display Ad: 52-53
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 31

33 UC DENTON APARTMENTS
940-220-4715
200 S. Bonnie Brae Street
Denton, Texas 76201
Distance from Main Campus: 1 Mile
Distance from Discovery Park Campus: 2.8 Miles
Furnished / 279 Units / 387 Beds
Bedrooms: 1, 2, 3
Lease Terms: 5, 10, 12 Months
Utilities: Resident Pays Water, Trash, Electric Cap $20
Application Fee: $30
Deposit: $150 to Full Month’s Rent
Pet Fee: $300 / Pet Rent: $30 Monthly

RATES START AT $699*
PER BED LEASE OPTION
URL: ucdenton.com
Email: leasing@ucdenton.com
Display Ad: 55
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 31

34 UNT HOUSING & RESIDENCE LIFE
940-565-2610
University of North Texas
UNT Welcome Center
1417 Maple Street
Denton, Texas 76203
Distance from Main Campus: 3 Miles
Distance from Discovery Park Campus: 3.7 Miles
Unfurnished / 279 Units / 387 Beds
Bedrooms: 1, 2, 3
Lease Terms: 12 Months
Utilities: Resident Pays Electric, Water, Trash
Application Fee: $40
Administration Fee: $55
Deposit: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

CALL FOR RATES
PER BED LEASE OPTION
URL: housing.unt.edu
Email: housinginfo@unt.edu
Display Ad: 8 & 79
Denton Map: 24-25
Apartment Index: 28-29

35 UNIVERSITY PLACE APARTMENTS
844-986-3853
911 Bernard Street
Leasing Office: 1003 Eagle Drive
Denton, Texas 76201
Distance from Main Campus: 1/2 Mile
Distance from Discovery Park Campus: 3.3 Miles
Unfurnished / 130 Units / 178 Beds
Bedrooms: 1, 2
Lease Terms: 5, 10, 12 Months
Renters Insurance Required
Utilities: Electric & Water Allowance
Resident Pays: Electric, Water, Gas, Trash, Pest Control
Application Fee: $50 / Deposit: $100 - $500 / Administration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

RATES START AT $675*
PER BED & UNIT LEASE OPTION
URL: dentonstudentapartments.com
Email: dsa@valiantresidential.com
Display Ad: 66-67
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 31

36 UNIVERSITY VIEW DENTON APARTMENTS
940-382-5331
603 Eagle Drive
Leasing Office: 1003 Eagle Drive
Denton, Texas 76201
Distance from Main Campus: 1/3 Mile
Distance from Discovery Park Campus: 3.4 Miles
Unfurnished / 172 Units
Bedrooms: 1, 2, 3
Lease Terms: 12 Months
Renters Insurance Required
Utilities: You Pay Electric
Application Fee: $35 per Applicant
Administration Fee: $125 / Deposit: $300 Refundable
Pet Fee: $300 / Pet Rent: $35 Monthly

RATES START AT $950*
PER UNIT LEASE OPTION
URL: universityviewdenton.com
Email: uvdentont@redstoneresidential.com
Display Ad: 60
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 31

37 UPTOWN APARTMENTS
940-384-7600
2601 W. Oak Street
Denton, Texas 76201
Distance from Main Campus: 1 Mile
Distance from Discovery Park Campus: 2.8 Miles
Furnished / 180 Units / 528 Beds
Bedrooms: 1, 2, 3, 4
Lease Terms: 12 Months
Utilities: Landlord Legal Liability Insurance Required
Application Fee: $50
Deposit: $150 Refundable
Pet Fee: $300 / Pet Rent: $35 Monthly

RATES START AT $769*
PER BED LEASE OPTION
URL: uptowndenton.com
Email: uptown@americancampus.com
See Ad Page: 52-53
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 31

38 THE VENUE APARTMENTS
940-600-4224
1407 Bernard Street
Denton, Texas 76201
Distance from Main Campus: 1 Mile
Distance from Discovery Park Campus: 3.7 Miles
Unfurnished / 279 Units / 387 Beds
Bedrooms: 1, 2, 3
Lease Terms: 12 Months
Utilities: Resident Pays Electric, Water, Trash
Application Fee: $40
Administration Fee: $55
Deposit: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

RATES START AT $769*
PER BED & UNIT LEASE OPTIONS
URL: thevenueliving.com
Email: leasing@thevenueliving.com
Display Ad: 59
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 31
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Sunday: 12:00 pm - 11:00 pm

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940-565-3805
dcta.net
940-565-3805

39 VINTAGE PADS APARTMENTS
855-784-0056
2424 / 2444 / 2524 W. Oak Street
Leasing Office: 2411 W. Hickory Street
Denton, Texas 76201
Distance from Main Campus: 1 Mile
Distance from Discovery Park Campus: 2.7 Miles
Unfurnished / 100 Units / 122 Beds
Bedrooms: 1, 2, 3
Lease Terms: 5, 10, 12
Utilities: Electric & Water Allowance
Resident Pays: Electric, Water, Gas, Trash & Pest Control
Application Fee: $50
Deposit: $100 - $500 / Adminstration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

RATES START AT $652*
URL: dentonstudentapartments.com
Email: dsa@valiantresidential.com

Display Ad: 66-67
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 30

40 WINDSOR DENTON APARTMENTS
940-320-9950
1501 Mockingbird Lane
Denton, Texas 76209
Distance from Main Campus: 3.1 Miles
Distance from Discovery Park Campus: 3.5 Miles
Unfurnished / 149 Units
Bedrooms: 1, 2, 3
Lease Terms: 3-6 Month [ Upcharge ] / 12-13 Months
Utilities: Resident Pays: Electric, Water & Trash
Application Fee: $75
Deposit: $250 / $350 / $450
Administration Fee: $150
Pet Deposit $300 / Pet Fee: $300 / Pet Rent: $25 Monthly

RATES START AT $949*
URL: windsordenton.com
Email: cryan@limerickpm.com

Display Ad: 75
Denton Map: 24-25
Apartment Index: 28-29

41 WOLF RIDGE APARTMENTS
940-566-6617
1616 W. Oak Street
Denton, Texas 76201
Distance from Main Campus: 1 Block
Distance from Discovery Park Campus: 2.6 Miles
Unfurnished / 32 Units
Bedrooms: 1Jr., 1
Lease Terms: Call for Details
Utilities: Resident Pays: Electric
Application Fee: $45
Deposit: $500 & Up

RATES START AT $1,499*
URL: windsordenton.com
Email: windsor@sunridgeapts.net

Display Ad: 72
Denton Map: 24-25
Apartment Index: 28-29

42 ZEN APARTMENTS
833-440-1183
910 Eagle Drive
Leasing Office: 1003 Eagle Drive
Denton, Texas 76201
Distance from Main Campus: 2 Blocks
Distance from Discovery Park Campus: 3.3 Miles
Unfurnished / 41 Units / 52 Beds
Bedrooms: 1, 2, 3
Lease Terms: 5, 10, 12
Rents Insurance Required
Utilities: Electric & Water Allowance
Resident Pays: Electric, Water, Gas, Trash & Pest Control
Application Fee: $50 / Deposit: $100 - $500 / Adminstration Fee: $150
Pet Fee: $300 / Pet Rent: $20 Monthly

RATES START AT $639*
URL: dentonstudentapartments.com
Email: dsa@valiantresidential.com

Display Ad: 66-67
Denton Map: 24-25
Apartment Index: 28-29
QR Code Index: 30
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