

WOODRIDGE MANOR APTS

2404 Williams Creek Rd ▪ Apt 84 ▪ High Ridge ▪ MO ▪ 63049/PO Box 270271 ▪ St. Louis ▪ MO ▪ 63127
email: info@woodridge-manor.com ▪ website: www.woodridge-manor.com
Phone(636)677-0515 ▪ Fax(314)842-2772

1 & 2 Bedroom Garden Apartments



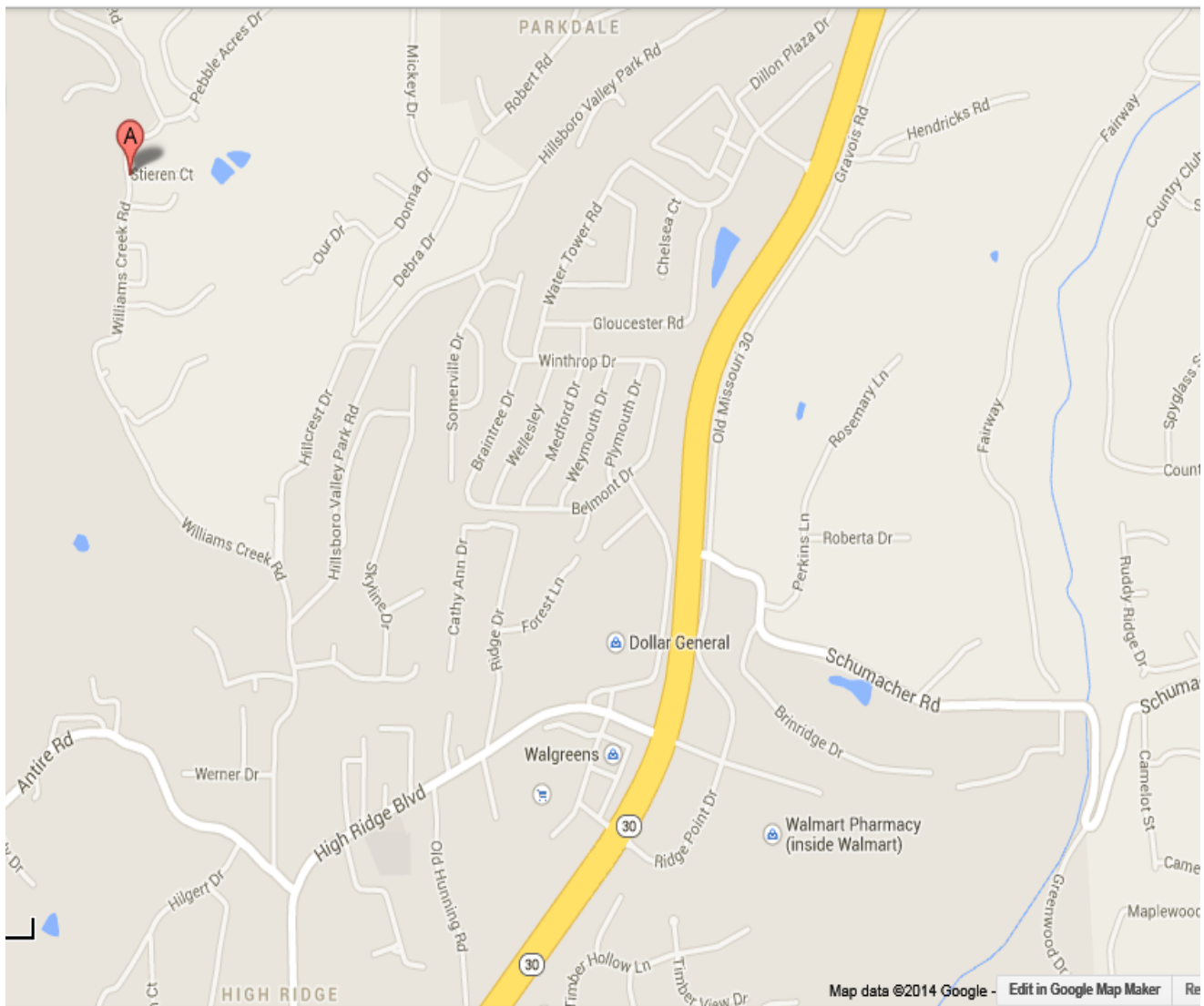
- Our apartments are all-electric and include a refrigerator, range, and trash
- We are pet friendly, accepting cats and dogs up to 100lbs at full maturity-no pit bulls, others
- We offer flexible leasing options and payment options
- We offer no-fee online rent payments using credit, debit, or echeck
- We can offer you an improved credit score with on-time payments – Ask for details
- We are a **SMOKE-FREE** community-indoor smoking is prohibited



Heroes Special - Military/Police/Fire get 5% Off Rent

Property Features

- | | |
|----------------------------|------------------------------------|
| Pet Friendly | Bark Park |
| Off-Street Parking | Ceiling Fans |
| Cable Connections | Newer Roofs |
| On-Site Maintenance | Carpet & Vinyl |
| Refrigerators/Ranges | Pet Waste Stations Throughout |
| Northwest School District | 5 Min. to New High Ridge Walmart |
| Coin-Operated Laundry Room | 12 Min. to Gravois Bluffs Shopping |



***We are located 1.5 miles from the High Ridge business district
and about 12 minutes from Gravois Bluffs***

1 Bedroom Apartments

300 Sq Ft Efficiency \$495 Monthly – Security Deposit \$500

410 Sq Ft Studio \$525 Monthly – Security Deposit \$500

410 Sq Ft Standard \$550 Monthly – Security Deposit \$500

410 Sq Ft Deluxe \$575 Monthly – Security Deposit \$500

Add \$10 per month per adult for water/sewer. Add \$75/mn for 6-month lease.

2 Bedroom Apartments

450 Sq Ft Efficiency \$595 Monthly – Security Deposit \$500

475 Sq Ft Medium \$610 Monthly – Security Deposit \$500

500 Sq Ft Standard \$650 Monthly – Security Deposit \$500

820 Sq Ft Deluxe \$675 Monthly – Security Deposit \$600

Add \$10 per month per adult for water/sewer. Add \$75/mn for 6-month lease.

Prices are Subject to Change Without Notice

Northwest Schools

Northwest Early Childhood Center - (636) 671-3382

High Ridge Elementary - (636) 677-3996

Woodridge Middle - (636) 677-3577

Northwest High School - (636) 274-0555

Utilities

Ameren Missouri (electric) - (314) 342-1111

Charter Communications (cable/internet/phone) - (800) GET-CHARTER

Our Other Communities

Heege Place Apartments

Convenient 1 & 2 Bedroom Apartments Starting at \$575

Affton, MO - (314) 729-0479

Village on the Green Apartments

Modern 1 & 2 Bedroom Apartments Starting at \$530

Sullivan, MO - (573) 860-6465

Application Fees

- \$30 per adult applicant. We accept cash, credit, debit or money orders with the application.

Illegal Drugs

- Drug possession, use, and trafficking are illegal and strictly prohibited. We use state certified drug detecting canines to inspect the property and anyone caught in violation will be removed or evicted.

Pet Fees

- Cats and dogs to 100lbs are permissible, breed restrictions apply
- Pet rent is \$35/mn per pet. There is no pet deposit.
- Current shot records must be presented.
- Total pets not to exceed two.

Flexible Lease Terms

- Advertised rental rates are based on a 12-month lease.
- 6-month leases are an additional \$75/mn. First and last month as well as deposit due up front.
- Leases less than 6 months, if offered, require the first and last month up front as well as a double deposit, as well as an additional \$75/mn.

Rent Payment Options

- We accept credit, debit, echeck, checks, and money orders. We pay all credit and debit card fees.
- NO CASH PLEASE!
- Pay your rent bi-weekly for an additional \$10 per payment to avoid the full late fee.

Bad Credit & Security Deposits

- We can work with bad credit, bankruptcy, and prior evictions if the income and work history are good; however, additional upfront rent and/or security deposit will likely be required.
- All outstanding judgments must be satisfied before we can rent to you.

Additional Options

- New storm door - \$110
- Accent wall in apartment - \$75 each wall
- 10'x10' storage unit (limited availability) - \$70/mn
- Additional car storage on lot - \$35/mn (one car per tenant is allowed at no cost)

Some Nearby Businesses-Within 2 miles

Pegg's Italian Restaurant

Walmart Supercenter

Gas Stations

Subway

Clarkson Eye Care

Walgreens

McDonalds

Schucks

Post Office

Supercuts

Shop N Save

Wendy's

Appleby's

Dollar Store

Banks