

1830 Gates Drive W Platte City MO 64079

16894001220

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Platte City, Missouri 64079-9530

Rent: \$1,605.00 Size: 1000 SqFt

3 Beds 2 Baths Single Family House

Deposit: \$1,605.00 USD

For more information:

<https://www.kansascity-propertymanagement.com/?tcid=FRS>

Rhino

Save cash at move-in

We've partnered with your property to replace cash deposits.

What is Rhino?

We replace your cash security deposit with smart, affordable security deposit insurance. Our insurance works like a security deposit but at a fraction of the cost. Free up money at move-in and spend your cash on the things that are important to you.

Benefits of Rhino:

- Affordability:** Rhino prices start as low as \$4 a month*, compared to an upfront cash deposit.
- Fast and easy sign-up:** See if you are eligible for Rhino in less than 60 seconds.
- Support:** Our experience team is here to help every step of the way, via email and chat 7 days a week, and over the phone on weekdays.

What is security deposit insurance?

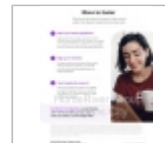

Just like a cash security deposit, security deposit insurance protects properties during your lease. But instead of having to pay a lump sum at move-in, you pay much less for an insurance policy. It's not a deposit payment plan, so the Rhino fee applies to replace your cash deposit.

What does Rhino cover?

Unlike renters insurance, which covers your belongings, Rhino insures your home for your property owner and you. It's not a cash deposit, but instead of you paying for a cash deposit, you pay for a low cost insurance policy and take on your home.

Do I get my payments back at the end of the lease like a security deposit?

Rhino replaces the need for a large security deposit and your low monthly (or upfront) payments are not refunded at the end of your lease. In addition to paying for a Rhino policy in monthly installments, you can also elect to pay in full up front. If there's no excessive damage and you pay rent on time, you don't pay anything extra besides your monthly* (or upfront) fee.



Property Description

Available Now. Apply Now! Contact us for more information or apply by visiting our website and review our Application Qualifying Criteria and Pet Guidelines. For showing information, please call 689-400-1220.

Great 3 bedroom 2 bathroom home built in 1992 offering 1,000 sqft of living space. Platte County: Ohhh the places you will go in Platte County! From Platte City to historic Parkville there is so much to do. From working farms to wineries to historic downtown Parkville and Weston Missouri, there are antique shops and restaurants to keep you busy. There are places to go and things to do, food to eat and stuff to buy for everyone who visits. Parkville is the home to Park University, a nationally ranked school steps from downtown Parkville. A typical day in Weston, Missouri will have you on the slopes at noon and sipping wine by the fire at sunset. If your legs need to stretch you can take a hike on one of the 16 trails throughout the county. Major shopping venues throughout the county allow for a day of retail therapy, Zona Rosa has over 50 stores and restaurants to more than satisfy. Heading out of town? Not only are major highways weaved in the county but Kansas City International airport is a local resident! Welcome Home to Platte County - everything is right outside your door!

All HomeRiver Group residents are enrolled in the Resident Benefits Package (RBP) for \$49.95/month. This includes renters insurance, a move-in concierge service to make setting up your utilities and home services easier, \$1M identity protection, a top-tier resident rewards program, credit building with on-time rent payments, and quarterly HVAC air filter delivery (where applicable). More details are available upon application.

HomeRiver Group has partnered with Rhino to offer an affordable alternative to upfront cash security deposits. Approved residents can choose between paying a standard security deposit OR purchase a deposit replacement policy with Rhino at a fraction of the upfront cost. For more information, visit SayRhino.com.

Pets Accepted (Up to 3) on a case by case basis with approval and payment of applicable fees. \$300 non-refundable pet fee per pet, \$25 mo/rent and pet screening fees per pet prior to move-in. Breed restrictions apply. To review our Application Qualifying Criteria and Pet Guidelines prior to applying, please see Tenant Criteria on our website.

Additional charges may apply, including a \$60/per adult application fee, and \$100 one time lease administration fee. Residents are responsible for yard care and utilities. All info/data contained herein is deemed to be accurate but it is not warranted, photos similar. Fireplace maybe decorative only.



HRGH - Kansas
Office Location

16894001220



RED FLAGS - HomeRiver Group licensed brokerage does not advertise properties on Craigslist, Facebook Marketplace, LetGo or other classified advertising websites. We will never ask for funds through CashApp, Zelle, cash, Venmo, Apple Pay, Paypal or other peer to peer networks. If you believe one of our properties has been listed on these sites by a scammer, please notify the office. Verify office number by Google.

Restrictions

Date Available: Immediately

Dogs: Dogs (ok)
Cats: Cats (ok)