

## SCHEDULE OF FEES

### INITIAL COSTS

| Description       | Amount                         | Frequency               | Optional/Required |
|-------------------|--------------------------------|-------------------------|-------------------|
| Application Fee   | \$50.00                        | Per Applicant, One-time | Required          |
| Holding Deposit*  | \$200.00                       | Per Unit, One-time      | Required          |
| Security Deposit* | \$300 – up to one month's rent | Per Unit, One-time      | Required          |

\*Refundable

### RECURRING MONTHLY UTILITIES

| Description                   | Amount      | Frequency           | Optional/Required      |
|-------------------------------|-------------|---------------------|------------------------|
| Water Services                | Usage-Based | Per Unit, Per Month | Required if applicable |
| Utility Administrative Fee    | \$0-4.25    | Per Unit, Per Month | Required if applicable |
| Utility Setup Fee             | \$0-10      | Per Unit, One-time  | Required if applicable |
| Third Party Electric Services | Usage-Based | Per Provider        | Required               |
| Third Party Gas Services      | Usage-Based | Per Provider        | Required if applicable |

### OPTIONAL ADD-ONS

| Description                          | Amount             | Frequency                  | Optional/Required    |
|--------------------------------------|--------------------|----------------------------|----------------------|
| Garage Parking                       | \$0-200.00         | Per Garage, Per Month      | Optional             |
| Parking                              | \$0-100.00         | Per Parking, Per Month     | Optional             |
| Positive Credit Reporting Services   | Varies             | Per Leaseholder, Per Month | Optional             |
| Renter's Liability/Content Insurance | Varies on Coverage | Per Unit, Per Month        | Optional third party |
| EV Charging Rates                    | \$0.26-\$0.31      | Per Kilowatt, Per Vehicle  | Optional             |

### CIRCUMSTANCIAL OCCURRENCES

| Description                           | Amount   | Frequency       | Additional Details                              |
|---------------------------------------|----------|-----------------|---|
| Access Control Device – Replacement   | \$50.00  | Per Occurrence  | 1 provided for unit and/or occupants, no charge |
| Clubhouse Rental Deposit              | \$200.00 | Per Reservation | 4 hours maximum / Refundable                    |
| Early Lease Buy-out Fee               | \$750    | Per Occurrence  | Proper notice required per lease                |
| Late Fee                              | \$50.00  | Per Occurrence  |   |
| (NSF) Returned Check Fee              | \$25.00  | Per Occurrence  | After 2, certified funds only                   |
| Utility Recovery Expense              | Usage    | Per Occurrence  | Resident responsible per lease                  |
| Additional Unit Key Copy              | \$10.00  | Per Occurrence  | 1 provided per occupant, no charge              |
| Additional Mail Key Copy              | \$10.00  | Per Occurrence  | 1 provided per unit, no charge                  |
| Additional HVAC Filter Change         | \$10.00  | Per Occurrence  | 2 provided annually, no charge                  |
| Additional Refrigerator Filter Change | \$35.00  | Per Occurrence  | 1 provided at move-in, no charge                |

**Should you have any additional questions regarding our Schedule of Fees, reach out to the Leasing Office.  
Our Professional Leasing Team is ready to assist and make your move as smoothly as possible!**

*Security Deposit is subject to change based on screening results; total deposit(s) will not exceed any legal maximum, in accordance with local, state and federal laws. Resident(s) are recommended to maintain Renter's Insurance Protection in accordance with the lease agreement. Resident(s) are responsible for all damages that exceed normal wear and tear as defined in the lease agreement. Item(s) may be taxed if applicable under law. This form in no way modifies the lease agreement. All fees are subject to the terms of the application and/or lease agreement. As specified in the lease agreement, resident(s) may be responsible for activating and maintaining any and all utility services, including but not limited to electricity, gas, water, sewer, trash, internet and cable.*

