



Fee Schedule Guide for: The Watson

Introducing Total Monthly Leasing Price

Planning your budget is essential, and we're here to make it simpler. This Fee Schedule reflects all fixed, and mandatory monthly fees you will be responsible for in addition to your monthly rent.

Transparency meets convenience- so you can focus on finding the perfect home.

Application Related Fees

Application Fee (non-refundable)	\$ 300	per applicant (NR)	required
Administrative Fee (non-refundable)	\$ n/a	per unit (NR)	required
Apartment Deposit (Refundable)	\$ 1,000	per unit	required
Apartment Deposit- Additional	<i>Amount is determined based on screening results</i>		conditional

**standard deposit subject to change based on screening results; total security deposit will not exceed any legal maximum.*

Pet Related Fees *(required for pet owners)*

Pet Deposit	\$ n/a	per pet (2 pets max)	optional
Pet Fee (non-refundable)	\$ 350	per pet / one-time (2 pets max)	optional
Pet Rent	\$ 20	per pet / month (2 pet max)	optional
Pet Screening	\$ 3rd Party Fee	one-time fee / per pet	optional
Pet Management	\$	one-time fee / per year	optional

Monthly Fees + Base Rent *(if dollar amt. is provided, the monthly fee is required)*

Rent Service Fee	\$ 4.75	per unit / month	required
Resident Services Fee-- (RSF)	\$ 200	per unit / month	
Trash Collections	\$ 35- part of RSF	per unit / month	
Pest Control	\$ 5- part of RSF	per unit / month	
Liability Insurance (\$100,000 min.)	\$ 15- part of RSF	per unit / month	required
Boiler	\$ 25- part of RSF	per unit / month	
Concierge	\$	per unit / month	
Package Mgmt.	\$	per unit / month	
Technology Fee	\$ 70- part of RSF	per unit / month	
Amenity Fee-- (AF)	\$	per unit / month	
Community Care	\$ 50- part of RSF	usage-based / month	
Gas	\$ n/a	usage-based / month	
Utilities- Water / Sewer / Stormwater		based on consumption	
Utility Admin Fees,	\$ amount varies	per unit / month	required

Elective Fees (Add-On Services)

Package Mgmt. Fee	\$ n/a	one-time registration fee	optional
Storage Units (various sizes)	\$ 25 up to \$50	per storage / month	optional
Covered Parking	\$ n/a	per space / month	optional
Private Garage	\$ n/a	per garage / month	optional
Reserved Parking Space	\$ 100 up to \$175	per space / month	optional
EV Charging / Parking	\$ 3rd Party- Tesla	per space / month	optional
	\$		optional

Standard Security Deposit subject to change based on screening results. A "quote" is not a Lease and does not guarantee that you will be able to lease the apartment. This form does not modify an existing lease. Additional fees may apply in specific situations as detailed on the application and/or lease agreement.

Unless otherwise noted above, this Fee Schedule does not include the monthly cost for electricity, cable or internet

If you have any questions about our fees or the leasing process, please reach out to one of our friendly team members via Chat Now, Text Message, Email or by Phone, through our community website.