

**Fee Schedule Guide for: Caroline at Memorial**

Welcome and thank you for your interest in our Community! In the spirit of transparency we have provided a breakdown of costs that one can expect as a current or future resident. The following breakdown is a point of reference to help you understand the upfront leasing costs, as well as the ongoing monthly costs during your initial lease term. It is important to note, all fees are subject to change until an application / lease has been secured. We hope you find the perfect apartment home, within your target budget!

**Application Related Fees**

<b>Application Fee</b> (non-refundable)	<b>\$ 75</b>	per applicant (NR)	required
<b>Administrative Fee</b> (non-refundable)	<b>\$ 150</b>	per unit (NR)	required
<b>Apartment Deposit</b> (Refundable)	<b>\$ 150 up to 1 mo. rent</b>	per unit	required
<b>Apartment Deposit- Additional</b>	<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)*

<b>Pet Deposit</b>	<b>\$ 250</b>	per pet (2 pets max)	optional
<b>Pet Fee</b> (non-refundable)	<b>\$ 250</b>	per pet / one-time (2 pets max)	optional
<b>Pet Rent</b>	<b>\$ 25</b>	per pet / month (2 pet max)	optional
<b>Pet Screening Swab (per dog)</b>	<b>\$ n/a</b>	one-time fee / per pet	optional
<b>Pet Waste</b>	<b>\$ 50</b>	Violation Fee	per offense

**Monthly Fees + Base Rent**

*(if dollar amt. is provided, the monthly fee is required)*

<b>Rent Service Fee</b>	<b>\$ 4.75</b>	per unit / month	required
<b>Resident Services Fee-- (RSF)</b>	<b>\$ 25</b>	per unit / month	
<b>Trash Collections</b>	<b>\$ 25</b>	per unit / month	
<b>Pest Control</b>	<b>\$ 4</b>	per unit / month	
<b>Boiler</b>	<b>\$ n/a</b>	per unit / month	
<b>Liability Insurance (\$100,000 min.)</b>	<b>\$ 15</b>	per unit / month	required
<b>Concierge</b>	<b>\$ n/a</b>	per unit / month	
<b>Package Mgmt.</b>	<b>\$ n/a</b>	per unit / month	
<b>Technology Fee</b>	<b>\$ n/a</b>	per unit / month	
<b>Amenity Fee-- (AF)</b>	<b>\$ part of RSF</b>	per unit / month	
	<b>\$</b>	per unit / month	
<b>Trash Admin Fee</b>	<b>\$ 2.50</b>	per unit / month	
<b>Utilities- Water / Sewer / Stormwater</b>	amt. varies	based on consumption	required
<b>Utility Admin Fees &amp; TCEQ Fee</b>		per unit / month	

**Elective Fees (Add-On Services)**

<b>Package Mgmt Fee</b>	<b>\$ n/a</b>		optional
<b>Storage Units</b> (various sizes)	<b>\$ 50</b>	per storage / month	optional
<b>Covered Parking</b>	<b>\$ n/a</b>	per space / month	optional
<b>Private Garage</b>	<b>\$ n/a</b>	per garage / month	optional
<b>Reserved Parking Space</b>	<b>\$ n/a</b>	per space / month	optional
<b>EV Charging / Parking</b>	<b>\$ N/C</b>	per space / month	optional
	<b>\$</b>		optional

If you have any questions about our fees or the leasing process, please reach out to one of our friendly team members

***A quote is not a lease and does not guarantee that you will be able to lease the apartment. This form does not modify the lease. Additional fees may apply in specific situations as detailed on the application and/or lease agreement.***