



Fee Schedule Guide for: [The McCarthy](#)

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

Application Fee (non-refundable)	<u>\$ 75.00</u>	per applicant (NR)	required
Administrative Fee (non-refundable)	<u>\$ 300</u>	per unit (NR)	required
Apartment Deposit (Refundable)	<u>\$ 400 up to \$800</u>	per unit	required
Apartment Deposit- Additional	<i>Amount is determined based on screening results</i>		conditional
<i>*standard deposit subject to change based on screening results; total security deposit will not exceed any legal maximum.</i>			

Pet Related Fees (required for pet owners)

Pet Deposit	\$ 250	per pet (2 pets max)	optional
Pet Fee (non-refundable)	\$ 500 - 1st / \$250- 2nd	per pet / one-time (2 pets max)	optional
Pet Rent	\$ 25	per pet / month (2 pet max)	optional
Pet Screening	\$ n/a	per pet / per year	optional
Pet Management	\$ n/a	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)	\$ 120	per unit / month	
Trash- Door 2 Door Collections	\$ Part of RSF	per unit / month	
Pest Control	\$ Part of RSF	per unit / month	
Liability Insurance (\$100,000 min.)	\$ Part of RSF	per unit / month	required
Boiler	\$ n/a	per unit / month	
Concierge	\$ Part of RSF	per unit / month	
Technology Fee	\$ n/a	per unit / month	
Amenity Fee-- (AF)	\$ Part of RSF	per unit / month	
	\$		
Gas	\$ n/a	usage-based / month	
Utilities- Water / Sewer /	\$ amount varies	based on consumption	
Stormwater Drainage	\$ n/a	per unit / month	required
Trash Hauling	\$ n/a	per unit / month	
Utility Admin Fees	\$ amount varies	per unit / month	

Elective Fees (Add-On Services)

Package Mgmt. Fee	\$ n/a	one-time registration fee	optional
Storage Units (various sizes)	\$ n/a	per storage / month	optional
Covered Parking	\$ n/a	per space / month	optional
Private Garage	\$ n/a	per garage / month	optional
Reserved Parking Space	\$ 100	per space / month	optional
EV Charging / Parking	\$ n/a	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.

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.