

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)    | \$ 70                                                  | per applicant (NR) | required    |
| <b>Administrative Fee</b> (non-refundable) | \$ 195                                                 | per unit (NR)      | required    |
| <b>Apartment Deposit</b> (Refundable)      | \$ 400 - 600                                           | 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>                  | \$ 250       | per pet (2 pets max)            | optional    |
| <b>Pet Fee</b> (non-refundable)     | \$ 350       | per pet / one-time (2 pets max) | optional    |
| <b>Pet Rent</b>                     | \$ 20        | per pet / month (2 pet max)     | optional    |
| <b>Pet Screening Swab (per dog)</b> | \$ 25 - \$30 | one-time fee / per pet          | optional    |
| <b>Pet Waste DNA</b>                | \$ n/a       | Violation Fee                   | per offense |

### Monthly Fees + Base Rent

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

|                                              |                |                      |          |
|----------------------------------------------|----------------|----------------------|----------|
| <b>Rent Service Fee</b>                      | \$4.25         | per unit / month     | required |
| <b>Resident Services Fee-- (RSF)</b>         | \$ 130         | per unit / month     |          |
| <b>Trash Collections</b>                     | \$ part of RSF | per unit / month     |          |
| <b>Pest Control</b>                          | \$ part of RSF | per unit / month     |          |
| <b>Boiler</b>                                | \$ part of RSF | per unit / month     |          |
| <b>Liability Insurance (\$100,000 min.)</b>  | \$ part of RSF | per unit / month     | required |
| <b>Concierge</b>                             | \$ part of RSF | per unit / month     |          |
| <b>Package Mgmt.</b>                         | \$ n/a         | per unit / month     |          |
| <b>Technology Fee</b>                        | \$ n/a         | per unit / month     |          |
| <b>Amenity Fee-- (AF)</b>                    | \$ n/a         | per unit / month     |          |
|                                              | \$             | per unit / month     |          |
|                                              | \$             | per unit / month     |          |
| <b>Utilities- Water / Sewer / Stormwater</b> | amt. varies    | based on consumption | required |
| <b>Utility Admin Fees</b>                    |                | per unit / month     |          |

### Elective Fees (Add-On Services)

|                                      |                |                     |          |
|--------------------------------------|----------------|---------------------|----------|
| <b>Package Mgmt Fee</b>              | \$ n/a         |                     | optional |
| <b>Storage Units</b> (various sizes) | \$ 40- \$95    | per storage / month | optional |
| <b>Covered Parking</b>               | \$ n/a         | per space / month   | optional |
| <b>Private Garage</b>                | \$ 225 - \$325 | per garage / month  | optional |
| <b>Reserved Parking Space</b>        | \$ 75          | per space / month   | optional |
| <b>EV Charging / Parking</b>         | \$ N/C         | per space / month   | optional |
|                                      | \$             |                     | 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.*