FEE DISCLOSURE

CLEARFIELD PLAZA

CENTER STREET PROPERTY MANAGEMENT

The following schedule outlines disclosed fees and charges associated with residency at Clearfield Plaza. Amounts are listed as provided by management and may depend on the lease, resident selections, utility usage, or the circumstances described below.

ONE-TIME FEES & DEPOSITS

FEE / CHARGE	AMOUNT	FREQUENCY	APPLIED TO	DETAILS
Application Fee	$55.00	One time, at application	Per applicant	Required.
Lease Initiation Fee	$250.00	One time, at move-in	Per unit	Required.
Security Deposit	$500.00	One time, at move-in	Per unit	Refundable; OAC (on approved credit).
Utility Setup Fee	$25.00	One time; billed with first utilities	Per unit	Required.

MONTHLY FEES & UTILITIES

FEE / CHARGE	AMOUNT	FREQUENCY	APPLIED TO	DETAILS
Amenity / Technology Fee	$100.00	Monthly	Per unit	Required.
Valet Trash	$35.00	Monthly	Per unit	Required.
Uncovered Parking	$25.00	Monthly	Per unit	Required.
Utility Administration Fee	$6.50	Monthly	Per unit	Required.
Pest Control	$2.00	Monthly	Per unit	Required.
Utility – Trash	$14.00	Monthly	Per unit	Required.
Utility – Water / Sewer	Based on usage	Monthly	Per unit	Required; billed back through the resident portal.
Utility – Gas & Electric	Based on usage	Monthly	Per unit	Required; paid directly to the third-party provider.
Liability Insurance	$30.00	Monthly	Per unit	If resident does not provide their own insurance; covers unit liability only.
Rent Reporting	$8.95–$14.95	Monthly	Per unit	Optional.
Month-to-Month Fee	$300.00	Monthly	Per unit	Applies when on a month-to-month lease.

PERSONALIZED ADD-ONS

For approved household pets. A maximum of 2 household pets is permitted.

PET CHARGE	AMOUNT	FREQUENCY	DETAILS
Refundable Pet Deposit	$300.00	One time, at move-in	Per unit; if applicable.
Pet Fee	$200.00	One time, at move-in	Per pet; if applicable.
Monthly Pet Rent	$45.00	Monthly	Per pet; if applicable.
Covered Carport	$45.00	Monthly	Per reserved space, if available

CONDITIONAL & SITUATIONAL CHARGES

FEE / CHARGE	AMOUNT	FREQUENCY	APPLIED TO	DETAILS
Late Fee	10% of monthly rent	If applicable	Per occurrence	Applies if rent is not received by the 3rd at 5:00 p.m.

NSF Fee	$20.00	If applicable	Per occurrence	Charged if a payment is returned.
Service of Notice Fee	$25.00	If applicable	Per occurrence	When a legal notice is served.
Utility Disconnect Paperwork Fee	$50.00	If applicable	Per occurrence, per utility bill	Each time management pays a utility bill on the resident's behalf after disconnection or if the resident fails to establish utilities in their name.
Unreturned Apartment Keys	$50.00	At move-out, if applicable	Per occurrence	Charged for each applicable occurrence.
Unreturned Mail Key	$35.00	At move-out, if applicable	Per occurrence	Charged for each applicable occurrence.
Unreturned Access Card	$50.00	At move-out, if applicable	Per occurrence	Charged for each applicable occurrence.
Unreturned Parking Pass	$50.00	At move-out, if applicable	Per occurrence	Charged for each applicable occurrence.
Key Replacement – Current Resident	$10.00	If requested	Per occurrence	Replacement key requested by a current resident.
Trash Clean-Up Fee	$50.00	If applicable	Per violation	Applies to trash clean-up violations.
Trash Left Outside Apartment	$25.00	If applicable	Per bag	Removal fee for each bag left outside the apartment.
New Valet Trash Can	$30.00	If applicable	Not specified	Charge for a new valet trash can.
Pet Waste Violation	$200.00	If applicable	Per occurrence	Charged for a pet waste violation.
Unauthorized Animal	$50.00 per day	If applicable	Per day	Charged per day.
Smoking Violation	$200.00	If applicable	Per occurrence	Charged for a smoking violation.
Pool After-Hours Violation	$50.00	If applicable	Per occurrence	Charged for a pool after-hours violation.

IMPORTANT INFORMATION

This disclosure is a summary of the charges provided for Clearfield Plaza and is not a substitute for the lease agreement or applicable addenda. Fees may apply only when the stated conditions are met. Usage-based utility charges may vary. Please refer to your lease for all charges and the terms governing their application.

Last Updated 11/11/2026