# FEE DISCLOSURE

## THE PARK TOWNHOMES

CENTER STREET PROPERTY MANAGEMENT

The following schedule outlines disclosed fees and charges associated with residency at The Park Townhomes. 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 | $349.00 | One time, at move-in | Per unit | Required. |
| Security Deposit (Refundable) | $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 | $99.00 | Monthly | Per unit | Required. |
| HOA Fee | $80.00 | Monthly | Per unit | Required. |
| Real Estate Tax | $20.00 | Monthly | Per unit | Required. |
| Utility Administration Fee | $6.50 | Monthly | Per unit | Required. |
| Utility – Water / Sewer / Trash | 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. |

## 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 | $50.00 | If applicable | Per occurrence, | Each time management pays a utility |

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|---|---|---|---|---|
| Fee | | | per utility bill | 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. |
| Requested Lock Change | $75.00 | If applicable | Per occurrence | Charged for each applicable occurrence. |

## IMPORTANT INFORMATION

This disclosure is a summary of the charges provided for The Park Townhomes 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*