

PRICING GUIDE



GETTING STARTED

Required

APPLICATION FEE	\$75	PER APPLICANT	NON-REFUNDABLE	ONE TIME FEE
ADMINISTRATION FEE	\$150		NON-REFUNDABLE	ONE TIME FEE
SECURITY DEPOSIT	\$200 - 2 MONTH'S RENT		REFUNDABLE	ONE TIME FEE
GOOD FAITH DEPOSIT	\$200	REFUNDABLE IF APPLICANT CANCELS WITHIN 24 HOURS		ONE TIME FEE



RESIDENT ESSENTIALS

Required

LIABILITY WAIVER	\$15			PER MONTH
VALET TRASH	\$10			PER MONTH
PEST CONTROL	\$3			PER MONTH
PACKAGE LOCKERS	\$3			PER MONTH
AMENITY FEE	\$25			PER MONTH
ACCESS CARD	\$50 PER ACCESS CARD			ONE TIME FEE
UTILITIES				
WATER/SEWER	VARIES	BILLED BY PROPERTY		PER MONTH
COMPACTOR FEE	VARIES	BILLED BY PROPERTY		PER MONTH
HOOKUP FEE	\$75			ONE TIME FEE
UTILITY BILLING FEE	\$7			PER MONTH
GAS/ELECTRIC	VARIES	SET UP BY TENANT		PER MONTH
UTILITY ADMIN SETUP FEE	\$15			ONE TIME FEE



MONTROSE
BERKELEY LAKE



CUSTOM ADD-ONS

Optional

PET FEE	\$400 PER PET	NON-REFUNDABLE	ONE TIME FEE
PET RENT	\$25-\$45	2 PET MAX	PER MONTH
RENT REPORTING	VARIES BY SELECTION		PER MONTH



CONDITIONAL FEES

Per Occurrence

LATE FEE	\$200	PER OCCURRENCE
EARLY LEASE TERMINATION	ONE MONTH WITH PROPER NOTICE	PER OCCURRENCE
LEASE VIOLATION	\$50-\$300	PER OCCURRENCE
INSUFFICIENT MOVE-OUT NOTICE	UPTO 2 MONTHS BASED ON NOTICE	PER OCCURRENCE
RETURNED PAYMENT (NSF)	\$30	PER OCCURRENCE
TRANSFER FEE	\$500 END OF LEASE, \$800 MID-LEASE	PER OCCURRENCE
LEGAL/EVICTION FEES	\$300	PER OCCURRENCE
MONTH-TO-MONTH RENT FEE	\$500	PER OCCURRENCE
UTILITY VACANT COST RECOVERY	BASED ON USAGE	PER OCCURRENCE
UTILITY VACANT FEE	\$50	PER OCCURRENCE
LOCK CHANGE FEE	\$50	PER OCCURRENCE
ACCESS CARD REPLACEMENT	\$50	PER OCCURRENCE
EMONEY ORDER PROCESSING	\$3.75 PER MONEY ORDER	PER OCCURRENCE
ONLINE CREDIT CARD PROCESSING	3%	PER OCCURRENCE
DEPOSIT ALTERNATIVE	VARIES BASED ON SCREENING	PER MONTH
DEPOSIT ALTERNATIVE SETUP FEE	\$25	ONETIME
UTILITY ADMIN FEE-MOVE OUT	\$15	ONETIME
PET MANAGEMENT-THIRD PARTY	\$25-30 PER PET	ANNUALLY