

## FEE DISCLOSURE

Welcome! We're excited to have you here! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be. To help budget your monthly fixed costs, add your base rent to the Essentials and any Personalized Add-Ons you will be selecting. Our goal is to help you plan your budget with ease, enhancing your rental home experience.

**MOVE-IN BASICS – Includes deposits and one-time fees required on or before move-in**

Application Fee	\$20.00	per applicant / once	required
Security Deposit (Refundable)	100.00%	per unit / once	required

**ESSENTIALS – Includes all required fees during tenancy**

Utility - Electricity - Third Party	Usage-based	per unit per month	required
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**PERSONALIZED ADD-ONS – Includes elective or optional fees that a resident may choose to meet their individual needs.**

Community Amenity Fee	\$50.00	per unit per month	optional
Pet Rent	\$25.00	per pet per month	optional
Storage Space Fee	\$125.00	per unit per month	optional

**SITUATIONAL FEES - Includes fees that are only charged when certain events occur as outlined in in the resident lease.**

Access Device Replacement	\$50.00	per occurrence
Key Fob Replacement	\$25.00	per occurrence
Mailbox Lockbox	\$50.00	per occurrence
Early Lease Termination/Cancellation	Up to 2 Months	per occurrence
Late Fee	\$50.00	per occurrence
Returned Payment Fee (NSF)	\$35.00	per occurrence

\*\*Early termination: 2 months of rent plus forfeiture of the security deposit.

**If you have any questions or just want to chat about your fees, our friendly Leasing Agents are here to help! Feel free to stop by, give us a call, or send a message—we're excited to assist you!**

**Disclaimer:**

Standard Security Deposit subject to change based on screening results. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Resident is responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the Lease. This disclaimer is in accordance with NYC § 20-699.22.