

LYDIAN
400 K Street, NW

<u>Floor Plan Style</u>	<u>Square Footage</u>	<u>Base Apartment Rent Pricing</u>
Studio	544 – 657 square feet	Starting at \$2,250
One Bedroom/One Bath	574 - 802 square feet	Starting at \$2,400
One Bedroom/Den One Bath	845 - 1072 square feet	Starting at \$3,206
Two Bedroom/Two Bath	1100 - 1215 square feet	Starting at \$3,971

NOTE: Prices and availability are subject to change.

Application Fee

\$50 per applicant/occupant

***All occupants age 18 and over are subject to an additional application fee and must be approved prior to residency.**

Reservation Deposit

\$600 - Reservation Deposit is a good faith deposit in connection with application for residency and will be applied toward payment of the Administration Fee upon approval of the application by Management. If Management decides to deny the application, Management will refund the good faith deposit in full.

Lease Terms

12 month – A lease may begin any day of the month with the rent pro-rated accordingly. Any specials that are offered will require a lease term of 12 months or more and are subject to change without notice.

Pet Policy

\$500 one-time, non-refundable pet fee per pet and \$50 monthly pet rent per pet

Cats and dogs are permitted; no other pets are permitted. Up to 2 pets (maximum) are allowed in each apartment. Breed restrictions apply.

NOTE: "Visiting" pets (both cats and dogs) are not permitted at any time.

Garage Parking

\$245 per month, First space

\$310 per month, Second space

***Subject to availability**

Storage Units

\$75 – for wire locker in secure room

\$45 – for wire locker

***Subject to availability**

Monthly Utilities

Utility Services (water/sewage) and Trash Services (trash/recycling) are allocated by square footage & number of occupants per unit. Both are billed by a third party billing collector and payable to Landlord. There is also a \$5.99 monthly service fee.

NOTE: A \$10 admin fee is charged with the first and the final bill.

Resident sets up and pays for cable & internet with either Verizon or Comcast and electric with Pepco.

NOTE: \$50 service fee applies if electricity is not placed in resident's name by lease start date.

Amenity Space Rental Fees

\$500.00 security deposit in addition to the hourly rate

Rooftop Clubroom - \$100.00/hour

Rooftop Dining Alcove - \$100.00/hour

Transfer Fee

\$1,000.00

***Transfers permitted at Landlord's discretion**

Early Termination Fee

Equivalent to Two Months Base Apartment Rent

Renter's Insurance

Each Tenant is responsible for obtaining renter's insurance with a minimum of \$300,000 in General Liability coverage, in advance of taking possession of an apartment and throughout the term of the lease. Prior to occupying an apartment, tenant must provide to Landlord sufficient documentation of an active renter's insurance policy. If during the term of the lease, Tenant fails to maintain the required renter's insurance, Landlord is entitled to obtain insurance for Tenant's benefit and Tenant will be responsible for reimbursement of costs associated with the policy.

Specials

If a rental concession is offered, select units and certain conditions may apply. The rental concession starts with the first full month of the lease term. Any pro-rated rent is calculated at the apartment's base apartment rent. Again, specials are subject to change without notice.

THE INFORMATION SET FORTH HEREIN MAY CHANGE FROM TIME TO TIME WITHOUT NOTICE.