



Apartment Rental Pricing and Costs

We want to be fully transparent about the various amounts you will be paying for living in your apartment so that you can make an informed financial decision. This form lists the recurring monthly costs as well as the one-time payments you will incur in addition to your base monthly rent. Please review this form and reach out to us with any questions you may have.

1. Recurring Monthly Costs

Base Monthly Apartment Rent

This amount is the base monthly apartment rent paid by you as stated in your lease.

Additional Monthly Costs for Utilities

- **Water and sewer** costs are billed to you monthly by a third-party billing service using a Ratio Utility Billing System according to the size of your apartment and the number of residents in your apartment with these amounts payable directly to the Landlord.
- **Electricity** use in your apartment is billed to you as follows. After you establish an account with Pepco, you will receive a monthly bill from Pepco with the cost of electricity used in your apartment.
- An account for **cable and internet** service with any available provider pre-wired for the building can be arranged by you and directly billed to you by the service provider, with the monthly cost dependent on the service you choose.

2. One-Time Costs

- A one-time, non-refundable **application fee** of \$54 is due with your rental application. Please note that each occupant over the age of 18 must submit a separate application with its own fee.
- An apartment **reservation deposit** of \$600 is also due with your application. If your application is accepted, this \$600 will be applied to your rent when you move in. If your application is not accepted, the \$600 apartment reservation deposit will be refunded to you in full. If your application is accepted but you do not move in, the Landlord will retain the full amount of the reservation deposit.
- Renter's liability insurance with a minimum of \$300,000 in coverage is required to be maintained throughout the term of your apartment lease. Before moving into your apartment, you are required to provide the Landlord with evidence of your **renter's insurance** policy, and that policy must remain valid throughout the term of your lease. If you are unable to provide proof of renter's insurance prior to move in, for your convenience, you will be auto-enrolled in ResidentShield (general liability only). You will be responsible for monthly payments of \$15 unless and until you provide proof of your preferred insurance provider. If you opt to remain enrolled in ResidentShield, we strongly recommend that you log-in and add personal property coverage to your ResidentShield policy. If your renter's insurance lapses during the term of your lease, the Landlord will obtain ResidentShield (general liability only) for you, and you will be required to reimburse the Landlord for the cost to arrange for the replacement policy. You may elect to upload proof of your preferred provider insurance at any time.

3. Potential Additional Costs

The following are potential one-time and recurring monthly costs. These are the current charges, and may be adjusted in the future.

- **Pets** – If you have a cat or dog that is not a certified service or emotional support animal, there is a \$500 one-time,

non-refundable fee per pet and a \$50 monthly payment per pet.

- **Parking** - If you have a car and wish to park in the building garage, if a space is available, you will be charged a monthly parking fee. Charges differ for renting the first parking space and an additional second parking space. All parking spaces are reserved. The monthly charge for each type of space is as follows: \$245 per month for a single space, \$310 per month for a second space.
- **Storage** - A limited number of storage units is available in the garage ranging from \$45 for a wire locker and \$75 for a wire locker in a secure room.
- **Amenity Areas** - Certain amenity areas in the building are available to rent for your exclusive use. A \$500 security deposit is required and the rental fee is \$100 per hour.
- **Transfers** - If you request a transfer to a different apartment within the building a \$1000 transfer fee applies. Please reach out to the Management Office for additional terms and conditions.
- **Early Lease Termination** - If you must terminate your apartment lease before it expires, a 30-day notice and a termination fee equal to two months of base monthly rent will be due. You may also request that the management company place your apartment on the market immediately and you will remain responsible for rent until a new resident occupies the apartment.

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