

# Understanding Your Rental Charges

## A FEE GUIDE FOR

The  
DORCHESTER®

We’ve created this simple chart to help you budget and calculate your total housing costs in our community. The monthly Base Rent is shown on our site and changes depending upon move-in date and unit selection. Below is a list of typical potential fees you may encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be in addition to the base rent. See lease documents and community information packet for further details. Certain one-off resident charges, i.e. requested unit modifications etc, may be specific to your home and as such are not shown here. Should you have any questions please reach out to the on site leasing team.

### Move-in

|                                 |  |   |
|---------------------------------|--|---|
| Base Rent                       | \$_____                                  | Monthly (First month will be prorated based upon the day of the month that you choose to move-in) |
| Application Fee                 | \$70 per applicant (18+, unless married) | required, one-time fee  |
| Administrative Fee              | \$200                                    | required, one-time fee  |
| Security Deposit (Refundable)*: | \$300 - \$400                            | required, one-time  |
| Vehicle Access Control Tag      | \$9 (key fobs, no charge)                | one-time per vehicle, required  |

\* May be adjusted if leasing qualifications are not met.

### Amenity Package

|      |                       |
|------|-----------------------|
| \$90 | required, monthly fee |
|------|-----------------------|

The Amenity package includes Spectrum Internet GIG (speeds up to 1 Gbps) with one (1) Modem/Router and Spectrum TV Select (155+ channels) with two (2) Xumo Stream Boxes, common area amenity usage, WIFI in select common areas where applicable, use of Package Lockers, Package Services and related administrative costs.

### Utilities

|                         |                                |                       |
|-------------------------|--------------------------------|-----------------------|
| Electricity             | *Third party including Reliant | required, monthly fee |
| Water                   | Allocated - varies             | required, monthly fee |
| Wastewater              | Allocated - varies             | required, monthly fee |
| Stormwater              | Allocated - varies             | required, monthly fee |
| Stormwater Admin Fee    | \$3                            | required, monthly fee |
| Valet Trash & Recycling | \$25                           | required, monthly fee |
| Trash Services          | Allocated - varies             | required, monthly fee |
| Trash Admin Fee         | \$1                            | required, monthly fee |

\*Resident required to place and maintain utility in their name during the lease. If Resident delays getting service turned on in their name by the lease start date or causes utility to be transferred back into our name before move-out, resident will be charged a \$50 lease default fee per billing period, plus the actual or estimated cost of the utility while the utility service should have been billed to Resident.

### Pets, Parking, & Storage

Fees are required on add-ons, if elected

|                          |                  |   |
|--------------------------|------------------|---|
| Pet Fee (non-refundable) | \$250            | one-time fee, per pet   |
| Pet Deposit (Refundable) | \$150            | one-time fee, per pet   |
| Pet Rent                 | \$30             | monthly fee, per pet (maximum 2 pets, breed restrictions apply) |
| PooPrints Pet DNA Swab   | \$50 (dogs only) | one-time fee, per pet   |
| Garage                   | \$75             | monthly, per garage   |
| Garage Remote Deposit    | \$35             | one-time, per remote  |
| Reserved EV Parking      | \$125            | monthly, per parking spot                                       |

### Situational & Move-Out

|                                       |  |   |
|---------------------------------------|--|---|
| Late Payment Fee                      | 10% of rentable items not to exceed \$200  | per occurrence  |
| Return Check Fee                      | \$30   | per occurrence  |
| Renter’s Insurance Default Fee        | \$20   | per month, until proof of required insurance  |
| Bidet Deposit (Refundable)            | \$250  | required, one-time, per apartment   |
| Bidet Lease Violation Fine            | \$20   | per month, until valid renter’s insurance provided w/personal liability coverage for water damage |
| PooPrints – Lack of Registration Fine | \$300 initial / \$10 per day   | per pet, until registered   |
| Unauthorized Pet Fine                 | \$100 initial / \$10 per day   | per pet until authorized  |
| PooPrints – Unscooped Pet Waste Fine  | \$150 first time / \$200 each time thereafter  | per occurrence  |
| Valet Trash Violation Fine            | \$50   | per occurrence  |
| Valet Trash Replace or Add Container  | \$50   | per occurrence  |
| Improper Disposal of Trash Fine       | Varies - \$35 minimum  | per occurrence  |
| Outdoor Cooking Device Removal Fee    | \$100 removal fee / \$15 per day storage fee   | per occurrence  |
| Lock Change Fee                       | \$75   | per occurrence  |
| EV Charging Station Key Replacement   | \$150  | per occurrence  |
| Intra-Community Transfer Fee          | 25% - 85% of monthly rent  | per occurrence  |
| Reletting Fee                         | 85% of current rent  | one-time fee  |
| Holdover Fee                          | 125% of current monthly rent   | per occurrence  |
| Move-out                              | Move-out damages may be assessed and a list of charges can be found in your community information packet located on the resident portal <a href="http://www.MyRichdale.com">www.MyRichdale.com</a> . |   |

### Renter’s Insurance\*

\*Renter’s Insurance is required and must meet certain criteria as part of your lease. Visit [www.richdale.com/insurance-requirements](http://www.richdale.com/insurance-requirements) to view the criteria. Failure to maintain evidence of Renter’s Insurance in accordance with the lease is a violation and will result in a \$20 monthly Renter’s Insurance Lease Default Fee through compliance. For an easy option, consider the renter’s insurance program available at [www.erenterplan.com](http://www.erenterplan.com) or by calling 888-906-5865.