

Understanding Your Rental Charges

A FEE GUIDE FOR

THE SCOTT RESIDENCES

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	\$55 per applicant (18+)	*one-time fee
Administrative Fee	\$450	one-time fee

*Applicant may submit a Portable Tenant Screening Report (PTSR) that is not more than 30 days old. If Applicant provides a PTSR, the application fee will be waived.

Utility & Service Package

The Utility and Service Package includes gas, water, sewer, trash, internet (Astound).

Studios & Convertibles	\$180	required, monthly fee
2 Bedrooms	\$210	required, monthly fee
3 Bedrooms	\$235	required, monthly fee
3 Bedrooms	\$295	required, monthly fee

Pets, Parking, & Storage

Fees are required on add-ons, if elected

Pet Fee (non-refundable)	1 Cat \$250, 2 Cats \$400, Dog \$500	one-time fee, per pet
Pet Rent	\$35	monthly fee, per pet (maximum 2 pets, breed restrictions apply)
Reserved Parking Garage Spot	\$275	monthly, per parking spot
Parking Garage	\$275	per space, per month, tied to lease
Guest Parking	Contact Office	available through management
Storage	\$50	monthly, per space, tied to lease

Situational & Move-Out

Late Payment Fee	\$10 for the first \$500, plus 5% in excess of \$501	per occurrence
Return Check Fee	\$75	per occurrence
Unauthorized Pet Fine	\$100 initial / \$10 per day	per pet until authorized
Improper Disposal of Trash Fine	Varies - \$100 minimum	per occurrence
Outdoor Cooking Device Removal Fee	\$100 removal fee / \$15 per day storage fee	per occurrence
Lock Change Fee (non-emergency)	\$100	per occurrence
Sublease Fee	\$500	per occurrence
Intra-Community Transfer Fee	25% - 85% of monthly rent	per occurrence
Reletting Fee	85% of current rent	one-time fee
Holdover Fee	25% increase of monthly rent, \$100 per day	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 at www.thescottresidences.com.

Renter's Insurance*

*Renter's Insurance is required and must meet certain criteria as part of your lease. Visit www.thescottresidences.com/insurance-requirements page to view the criteria. For an easy option, consider the renter's insurance program available at www.ereenterplan.com or by calling 888-906-5865.