

Understanding Your Rental Charges



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, video - TV (1 device), 1G fiber internet with 1 modem, and package service. The provider of the cable - TV and internet included in the Utility and Service Package is AT&T. Utility & Service Package fee(s):

| | | |
|---------------------|-------|-----------------------|
| Studios | \$205 | required, monthly fee |
| Convertibles | \$210 | required, monthly fee |
| 1 Bedroom | \$215 | required, monthly fee |
| 2 Bedrooms, 1 Bath | \$230 | required, monthly fee |
| 2 Bedrooms, 2 Baths | \$245 | required, monthly fee |
| 3 Bedrooms | \$255 | 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 (dogs only) | \$35 | monthly fee, per pet (maximum 2 pets, breed restrictions apply) |
| Reserved Parking Garage Spot | \$330 | monthly, per parking spot |
| Parking Garage (unreserved) | \$285 | per space, per month, tied to lease |
| Guest Parking | Contact Office | available through management |
| Storage | \$45 | monthly, per space, tied to lease |
| Guest Suite | \$175 | per night |

Situational & Move-Out

| | | |
|------------------------------------|--|--------------------------|
| Late Payment Fee | \$10 for the first \$500, plus 5% in excess of \$500 | 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 |
| Kitchen Sink Unclog Blocked Drain | \$250 | per occurrence |
| Access Card Replacement | \$30 | 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.180northjefferson.com.

Renter's Insurance*

*Renter's Insurance is required and must meet certain criteria as part of your lease. Visit www.180northjefferson.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.