

HOME STARTS HERE

FEE GUIDE FOR PEARLDTC

Welcome! We're excited to have you here! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be. To help budget your monthly fixed costs, add your base rent to the Essentials and any Personalized Add-Ons you will be selecting. Our goal is to help you plan your budget with ease, enhancing your rental home experience.

MOVE-IN BASICS

Application Fee	\$18	per leaseholder/once	required
Security Deposit (Refundable)	\$200.00-\$400.00	per unit/once	required

ESSENTIALS

Administrative Fee	\$300	per unit/once	required
Electric	usage-based	per unit/month	required
Gas	usage-based	per unit/month	required
Pest Control Services	\$4	per unit/month	required
Trash Services - Hauling	\$9	per unit/month	required
Utility - Billing Administrative Fee	\$8	per unit/month	required
Utility - Final Bill Fee	\$17	per unit/once	required
Utility - New Account Fee	\$17	per unit/once	required
Water/Sewer	usage-based	per unit/month	required

PERSONALIZED ADD-ONS

Parking - Garage	\$100.00-\$140.00	per rentable item/month	optional
Pet Deposit (Refundable)	\$300	per unit/once	optional
Pet Management - Third Party	\$1-\$35	per pet/once	optional
Pet Rent	\$35	per unit/month	optional
Storage Space Rental	\$25	per rentable item/month	optional

SITUATIONAL FEES

Access Device	\$100	per device/once	
Intra-Community Transfer Fee	\$500	per occurrence	
Late Fee	4.99% of base rent	per occurrence	
Lease Violation	\$1.00-\$500.00	per occurrence	
Legal/Eviction Fees	\$368.00-\$400.00	per occurrence	
Liquidated Damages	45 days base rent	per occurrence	
Non-Sufficient Funds (NSF)	\$20	per occurrence	
Security Deposit - Additional (Refundable)	up to one month's rent	per unit/once	

If you have any questions or just want to chat about your fees, our friendly Leasing Agents are here to help!
Feel free to stop by, give us a call, or send a message—we're excited to assist you!

Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Resident is responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the lease. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.

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