

### Fee Transparency Guide for Manchester Place Apartments

To keep everything straightforward, we've created a breakdown of possible fees you may come across as a resident or applicant. This makes it easier to understand both your upfront and ongoing costs. When planning your monthly budget, combine your rent with the standard essentials and any optional add-ons you choose. Our aim is to make budgeting simple and to support a smooth rental experience.

Name: \_\_\_\_\_

Unit Number: \_\_\_\_\_

Move in Date: \_\_\_\_\_

Base Rent: \_\_\_\_\_



### MOVE-IN BASIC COSTS

Application Fee	\$75	per applicant/ once	required
Admin Fee (Non Refundable)	\$200	per unit/ once	required
Security Deposit** (Refundable)	\$500 - 1 Months Rent	per unit/ once	required

\*\* Disclaimer: Security deposit alternatives are offered through a third-party bond company. Costs, terms, and eligibility are determined solely by the third party and may vary. The property owner/management does not set or control these fees.



### ESSENTIALS

Valet Trash	\$30	per unit/ month	required
Utility- Water	usage based	per unit/ month	required
Utility- Sewage	usage based	per unit/ month	required
Utility- Common Area Electric	usage based	per unit/ month	required
Utility- Trash	\$7	per unit/ month	required
Pest Control	\$7	per unit/ month	required
Storage Unit	\$35	per unit/ month	required
Renters Liability Insurance - Third Party	varies	per unit/ month	required
Utility Service Fee	\$4.50	per unit/ month	required



### PERSONALIZED ADD-ONS

Pet Fee (Non Refundable)	\$350	per pet/ once	optional
Pet Rent	\$20	per pet/ month	optional



### SITUATIONAL FEES

Transfer Fee	\$500	per occurrence
Month to Month	\$300	per occurrence
Flex Payment System	varies	per occurrence
Legal/ Eviction Fees	varies	per occurrence
Vacant Electric Recovery	\$50 + usage	per occurrence
Violation Fee	\$50	per occurrence
Resident Access Key Card	\$75	per replacement/ additional
Early Termination Fee	200%	per occurrence
Late Fee	15%	per occurrence
NSF Fee	\$75	per occurrence
Garage Remote Replacement	\$75	per occurrence
Lock Change	\$75	per occurrence
Additional Key	\$5	per occurrence

**Our Leasing Team is happy to help! Stop by the office, give us a call, or send us a message! We look forward to assisting you.**

The required security deposit may vary depending on screening results but will never exceed the maximum amount allowed by law. Residents may also be required to maintain insurance as outlined in the lease. Certain fees may not apply to apartment homes that fall under an affordable housing program. Residents are responsible for any damages beyond normal wear and tear. Some charges may be subject to tax where applicable. This document does not alter the lease agreement. Additional fees may apply in certain circumstances, as outlined in the lease or application, which are available for review before applying. Residents may also be responsible for setting up and maintaining utilities such as electricity, water, gas, and internet, in accordance with the lease terms. Prices and availability are subject to change.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

