WELCOME!

START LIVING AT LUMEN GRANT PARK

USE THIS GUIDE TO CALCULATE YOUR MONTHLY TOTAL BY ADDING YOUR BASE RENT, ESSENTIALS, AND ANY CUSTOMIZED ADD-ONS.

MOVE-IN FEES-ONE TIME (REQUIRED)

APPLICATION FEE: $125 PER APPLICANT
ADMINISTRATIVE FEE: $250 PER UNIT

SECURITY DEPOSIT: DEPENDS ON CREDIT SCREENING

- **NORMAL**
  $750 REFUNDABLE DEPOSIT OR $131.25 NON-REFUNDABLE SURE BOND
- **EXTRA**
  $1,000 REFUNDABLE DEPOSIT OR $175 NON-REFUNDABLE SURE BOND
- **MAXIMUM**
  $1,500 REFUNDABLE DEPOSIT OR $262.50 NON-REFUNDABLE SURE BOND

NO SOCIAL SECURITY NUMBER
2-MONTHS' RENT

ESSENTIALS-MONTHLY (REQUIRED)

- COMMUNITY ACTIVITY FEE-$20 PER MONTH
- PEST CONTROL SERVICES-$6.50 PER MONTH
- TRASH SERVICE FEE-$25 PER MONTH
- UTILITY-BILLING ADMINISTRATIVE FEE-$5.50 PER MONTH
- UTILITY-ELECTRIC-THIRD PARTY (USAGE-BASED PER MONTH)
- UTILITY-WATER/SEWER PER MONTH (USAGE-BASED PER MONTH

RENTER'S INSURANCE IS REQUIRED WITH $100,000 PERSONAL LIABILITY COVERAGE

GEORGIA POWER & LIGHT ACCOUNT IS REQUIRED PRIOR TO MOVE-IN

WATER BILL SETUP FEE OF $75 ON 1ST WATER BILL AND DUE WITH MONTHLY RENT

WE ARE PET-FRIENDLY!

UP TO 2 PETS PERMITTED-BREED RESTRICTIONS APPLY

ONE-TIME NON-REFUNDABLE PET FEES:
$250 FOR ONE PET; $500 FOR 2 PETS

PET MANAGEMENT (THIRD PARTY)-N/A PER PET/LEASE

PET RENT: $20 PER PET/MONTH

SECURITY DEPOSIT ALTERNATIVE-N/A PER UNIT/MONTH

PARKING GARAGES:
$25 PER CAR/MONTH

STORAGE SPACE RENTAL:
$75-$150 PER SPACE/MONTH

INCOME REQUIREMENT

GROSS INCOME MUST BE 3X MONTHLY RENT.
CO-SIGNERS MUST BE 5X MONTHLY RENT.

PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

ADDITIONAL FEES (IF APPLICABLE)

- ACCESS/LOCK CHANGE FEE-$85 OCCURRENCE
- COMMON AREA/CLUBHOUSE RENTAL SPACE-$300-$500 DEPENDING SKY LOUNGE OR CLUBHOUSE RENTAL
- EARLY LEASE TERMINATION/CANCELLATION-FEES PER LEASE AGREEMENT WHEN 60 DAY PROPER WRITTEN NOTICE IS GIVEN IS EQUAL TO ONE MONTH OF RENT
- INTRA-COMMUNITY TRANSFER FEE-$250-$500 DEPENDS ON DURATION OF CURRENT LEASE
- LATE FEE-$175 OF MONTLY RENTAL AMOUNT PER OCCURRENCE AND $15 LATE FEE FOR UTILITIES
- LEASE VIOLATION-TRASH-$50 PER OCCURRENCE
- LEGAL/EVICTION FEES-VARIES PER OCCURRENCE
- RENTERS INSURANCE (NON-COMPLIANCE)-$50 PER MONTH
- RETURNED PAYMENT FEE (NSF)-$75 PER OCCURRENCE

(Effective Date-3-12-26)

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GRAYCO PROPERTIES
EQUAL HOUSING OPPORTUNITY