LERNER
RESIDENTIAL

Excelsior Tower

Schedule of Fees

Transaction Description	Frequency	Required/ Rentable	Lerner
Required Fees			
Application Fee	One- Time	Required	$50
Amenity Fee	One- Time	Required	$350
Amenity Fee (Renewal)	Annually	Required	$175
Administration Fee	One- Time	Required	$250
Security Deposit *	One- Time	Required	$1000 - 1 Mo Rent
JettyDeposit**	One-Time or Monthly	Rentable	3rd Party Based on Credit
Utility Responsibility and Related Fees			
Electric	Monthly	Required	Directly Metered by Usage
Gas	Monthly	Required	Directly Metered by Usage
Water (Ratio Utility Billing System)	Monthly	Required	Submetered by Usage
Sewer (Ratio Utility Billing System)	Monthly	Required	Submetered by Usage
Utility Billing Administrative Fee	Monthly	Required	$5.50
Trash Service Fee	Monthly	Required	$10.00
Common Utilities Fee - Studio	Monthly	Required	$20.00
Common Utilities Fee - One Bedroom	Monthly	Required	$25.00
Common Utilities Fee - One Bedroom Den	Monthly	Required	$30.00
Common Utilities Fee - Two Bedroom	Monthly	Required	$35.00
Common Utilities Fee - Two Bedroom Den	Monthly	Required	$40.00
Parking (Online Parking Pass Permit)	Annually	Required	$17 - $27
Parking	Monthly	Rentable	$50 (1st space) $75 (2nd space if available)
Renter's Insurance	Annually or Monthly	Required	Based on 3rd Party Insurance
Optional Fees			
Pet Rent (Per Pet)	Monthly	Rentable	$50
Non-Refundable Pet Fee (Per Pet)	One-Time	Rentable	$350
Surface Parking - Reserved	Monthly	Rentable	$100
Garage Parking - Reserved	Monthly	Rentable	$200
Jetty Credit - Credit Building Rent Payment Reporting	Monthly	Rentable	$5
Administrative and Lease Violation Fees			
Lease Buyout/ Early Termination Fee (30-Day Notice Required)	One-Time	Situational	1 months' rent
Late Charge (balances over $100.00)	As Needed	Lease Violation Charge	10% of Current Balance Due
Unit Transfer Fee	As Needed	Situational	$500 - 1 months' rent
NSF Check Fee	As Needed	Lease Violation Charge	$35
Access Card/Key Fob Replacement	As Needed	Situational	$75
Roommate Lease Modifications	As Needed	Situational	$50
Renter's Insurance Non- Compliance Fee***	As Needed	Lease Violation Charge	$22
Vacant Cost Recovery Fee	As Needed	Lease Violation Charge	$50

* Standard Security Deposit subject to change based on screening results; total deposit(s) will not exceed any legal maximum.

** Jetty Deposit - Optional security deposit alternative program that can be used in place of the traditional cash deposit. Cost quote can be obtained at: Jetty.com/Lerner

*** ePremium manages our renter's insurance coverage. Policy must be uploaded or coverage purchased through ePremium. ePremium

This Schedule of Fees may not include all fees and expenses you may incur during your tenancy. It does not include charges you may bear responsibility for in the event of a breach of your Lease. Such charges might include but are not limited to late fees, charges for violations of community rules, damage charges, reasonable attorney's fees and other costs incurred in the event of a breach of your Lease. If you have received a concession, please note that a breach of your Lease may require you to pay back the value of the concession. This Schedule of Fees is subject to change from time to time, as permitted under the Lease and applicable law.