

## Mosaic South End FEE GUIDE

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. Our goal is to help you plan your budget with ease, enhancing your rental home experience. If you have any questions, 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!

Fee Label	Amount	Applied	Frequency / Due At	
<b>MOVE-IN BASICS</b>				
Administrative Fee	\$250.00	Per Unit	One-Time/At Application	Required
Amount to facilitate move-in process for a resident.				
Application Fee	\$100.00	Per Applicant	One-Time/At Application	Required
Amount to process application, initiate screening, and take a rental home off the market.				
Security Deposit (Refundable)	\$750.00	Per Unit	One-Time/At Move-in	Required
Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.				
<b>ESSENTIALS</b>				
Parking - Garage	\$50.00	Per Vehicle	Monthly	Required
Amount for garage parking space/services. May be subject to availability.				
Pest Control Services	\$4.00	Per Unit	Monthly	Required
Amount for pest control services.				
Renters Liability Insurance - Third Party <sup>&lt;2&gt;</sup>	Varies	Per Leaseholder	Monthly	Required
Amount for renters liability insurance obtained through resident's provider of choice.				
Trash Administrative Fee	\$1.81	Per Unit	Monthly	Required
Amount to manage trash service billing.				
Trash Services - Doorstep	\$30.00	Per Unit	Monthly	Required
Amount for doorstep trash removal from rental home.				
Trash Services - Recycling <sup>48</sup>	\$1.17	Per Unit	Monthly	Required
Amount for recycling services.				
Utility - Billing Administrative Fee <sup>48</sup>	\$5.30	Per Unit	Monthly	Required
Amount to manage utility services billing.				
Utility - Stormwater/Drainage <sup>56</sup>	Usage-Based	Per Unit	Monthly	Required
Amount for provision of storm water services.				
Utility - Water/Sewer <sup>45</sup>	Usage-Based	Per Unit	Monthly	Required
Amount for provision and/or consumption of water and sewer services				
Utility - Electric - Third Party <sup>&lt;^&gt;</sup>	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of electric paid to a third party.				
Community Amenity Fee	\$100.00	Per Unit	One-Time/At Move-in	Required
Amount for community amenity use and services.				
Access Device	\$50.00	Per Device	One-Time/At Move-in	Required
Amount to obtain an access device for community; fobs, keys, remotes, access passes.				

**PERSONALIZED ADD-ONS**

Parking	\$50.00	Per Vehicle	Monthly	Optional
Amount for reserved parking space/services. May be subject to availability.				
Parking - Reserved	\$75.00	Per Rentable Item	Monthly	Optional
Amount for reserved parking space/services. May be subject to availability.				
Pet Fee	\$375.00	Per Pet	One-Time/At Move-in	Optional
Amount to facilitate authorized pet move-in.				
Pet Fee - Additional Pet	\$275.00	Per Pet	Per Year/At Move-in	Optional
Amount to facilitate additional authorized pet move-in.				
Pet Management - Third Party <sup>&lt;&gt;</sup>	Varies	Per Pet	One-Time/At Move-in	Optional
Amount for authorized pet registration and screening services.				
Pet Rent	\$25.00	Per Pet	Monthly	Optional
Monthly amount for authorized pet.				
Storage Space Rental <sup>32</sup>	\$50.00 - \$80.00	Per Rentable Item	Monthly	Optional
Amount for usage of optional storage space. May be subject to availability.				
Access Device - Additional	\$100.00	Per Device	Per Occurrence	Optional
Amount to obtain additional access device(s) for community; additional fob, additional key. May be subject to availability.				
Express Move Out	\$150.00	Per Occurrence	One-Time/At Move-out	Optional
Amount for community to perform rental home cleaning upon move-out.				
Security Deposit Alternative <sup>&lt;&gt; 35</sup>	Varies	Per Unit	One-Time/At Move-in	Optional
Amount for alternate program in lieu of paying a traditional security deposit.				
Pet Management - Third Party <sup>&lt;&gt; 22</sup>	Varies	Per Pet	Per Year/At Move-in	Optional
Amount for authorized pet registration and screening services.				

**SITUATIONAL**

Cleaning Services	\$150.00	Per Occurrence	One-Time/At Move-out	Optional
Amount for cleaning services.				
Early Lease Termination/Cancellation	200.00%	Per Occurrence	Per Occurrence	Situational
Amount to terminate lease earlier than lease end date; excludes rent and other charges.				
Intra-Community Transfer Fee	\$500.00	Per Occurrence	Per Occurrence	Situational
Amount due when transferring to another rental unit within community.				
Late Fee	5.00%	Per Occurrence	Per Occurrence	Situational
Amount for paying after rent due date; per terms of lease.				
Lease Violation - Trash	\$25.00	Per Occurrence	Per Occurrence	Situational
Amount for violation of waste-related community policies.				
Legal/Eviction Fees <sup>19</sup>	Varies	Per Occurrence	Per Occurrence	Situational
Amount for legal expenses incurred for lease violations.				
Returned Payment Fee (NSF)	\$35.00	Per Occurrence	Per Occurrence	Situational
Amount for returned payment.				
Security Deposit - Additional (Refundable)	100.00%	Per Unit	One-Time/At Move-in	Situational
Additional amount, based on screening results, intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.				
Trash Container - Replacement	\$75.00	Per Occurrence	Per Occurrence	Situational
Amount to replace trash/waste container.				
Access Device - Replacement	\$100.00	Per Device	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.				

All fees paid to property unless indicated by <> symbol. Unless a fee is explicitly identified as refundable, all fees are non-refundable. 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.

2 Price varies based on amount of coverage.

19 Price varies based on number of leaseholders.

22 Price varies based on number of pets.

32 Price varies based on rentable item size.

35 Price varies based on screening conditions.

45 Utility apportionment is submetered water/gas/electric.

48 Utility apportionment is flat rate per month.

56 Utility apportionment is allocation: divided eq per unit.

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