



We are thrilled that you have chosen to call Cumberland Crossing home. We know budgeting is important and have put together this list of potential charges you may incur as an applicant or resident here. We hope you find it helpful.

Please feel free to contact the leasing office with any questions prior to your move in.

SCREENING, DEPOSITS & MOVE IN

Screening Fee:	\$18	Per Applicant/One-Time	Required
Holding Deposit:	\$200 (applied to move in costs)	Per Unit/One-Time	Required
Security Deposit*:	\$1000 with approved credit or Equal to One Month's Rent on a conditionally approved application	Per Unit/One-Time	Required
<i>*If approved with conditions or denied applicants must use The Guarantors Program</i>		Per Unit/Annual Bond Renewal	Optional

PET INFORMATION

Pet Fee:	\$200 per cat \$300 per dog	Per Pet/One-Time	Required (if applicable)
Pet Rent:	\$35 per cat \$50 per dog	Per Pet/Monthly	Required (if applicable)

Up to 2 pets per apartment - restrictions apply

UTILITY INFORMATION

Residents are responsible for:			
Water and Sewer	Varies	Per Unit/Monthly	Required
Electric: Rhode Island Energy	Varies	Per Unit/Monthly	Required
Gas: Rhode Island Energy	Varies	Per Unit/Monthly	Required
Cable/Internet: Cox Communications	Varies	Per Unit/Monthly	Required (if applicable)

All utility accounts must be established prior to move in

ADDITIONAL FEES

Amenity Fee:	\$250	Per Unit/One-Time	Required
Trash & Pest Preventative fee:	\$34	Per Unit/Monthly	Required
Covered Parking Space:	\$50	Per Parking Space/Monthly	Required (if applicable)
Renter's Insurance	Varies. If not provided at move in will be auto-enrolled and charged \$25/month	Per Unit/Monthly	Required
NSF Fee:	\$50	Per Unit/Per Occurrence	Required
Early Lease Termination:	60 day written notice plus 1 month of rent or 25% of rent left to pay on the lease, whichever is greater.	Per Unit/Per Move Out	Required
Transfer Fee:	\$750	Per Unit/Per Transfer	Required
Late Fee:	\$50 charged on the 6th. 10% of rent less the \$50 already paid on the 16th.	Per Unit/Per Occurrence	Required
Lease Violation:	Varies	Per Occurrence	Required
Legal/Eviction Fees:	Varies	Per Occurrence	Required

Standard Security Deposit subject to change based on screen 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. Screening fee does not apply if a prospect provides required screening results dated within 90 days of application.

Date Last Modified: 3/30/2026

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