

TOWN HAMDEN *at* HILLS WALK

We are thrilled that you have chosen to call Town Walk at Hamden Hill 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:	\$35	Per Applicant/One-Time	Required
Security Deposit*:	\$1,000 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:	\$300	One-Time	Required (if applicable)
Pet Rent:	\$25 per cat \$50 per dog	Per Pet/Monthly	Required (if applicable)
<i>Up to 2 pets per apartment - restrictions apply</i>			

UTILITY INFORMATION

Residents are responsible for:			
Water and Sewer	Varies	Pet Unit/Monthly	Required
Electric: United Illuminating	Varies	Per Unit/Monthly	Required
Gas: Southern CT Gas Company	Varies	Per Unit/Monthly	Required
Cable/Internet: Xfinity, Comcast or Frontier	Varies	Per Unit/Monthly	Optional
<i>All utility accounts must be established prior to move in</i>			

ADDITIONAL FEES

Amenity Fee:	\$75	Per Unit/Monthly	Required
Unassigned Surface Lot Parking Space:	\$23 plus applicable Sales & Use Taxes	Per Car/Per Month	Required (if applicable)
Carpport Parking Space:	\$65 plus applicable Sales Use Taxes	Per Parking Space/Monthly	Required (if applicable)
E-Premium Renter's Insurance	\$15.95	Per Unit/Monthly	Required
Private Storage:	\$30	Per Unit/Monthly	Required (if applicable)
NSF Fee:	\$35	Per Unit/Per Occurrence	Required
Early Lease Termination:	\$4,000	Per Unit/Per Move Out	Required
Transfer Fee:	\$750	Per Unit/Per Transfer	Required
Late Fee:	\$5 per day up to \$50	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.

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