

Welcome to Hudson Grove Property Management! As part of the HGPM way, we believe in being upfront, clear, and transparent about all costs associated with your home. This fee guide outlines the initial and monthly charges you may encounter as a resident. By reviewing these items along with your base rent, you can easily plan and manage your housing budget. Our goal is to make your experience simple, predictable, and fully supported from day one.

HGPM Fee Guide

Below is a clear breakdown of initial, monthly, optional, and avoidable fees that may apply in addition to base rent.

Move in Basics

Application Fee	\$37.00	Per Applicant	Required
Security Deposit (Refundable)	\$400-\$500	Per Unit	Required
Admin Fee	\$200	Per Unit	Required
Holding Fee (non-refundable upon application approval)	\$400-\$500	Per Unit	Required
Pet Deposit	\$300	Per Pet (2 pets max)	Required

Essentials

Utility-Water	Varies	Per Unit/month	Required
Utility-Sewer	Usage-Based	Per Unit/month	Required
Utility-Trash Services - Hauling	Varies	Per Unit/month	Required
Utility-Electric-Third Party	Usage-Based	Per Unit/month	Required
Utility-Gas-Third Party	Usage-Based	Per Unit/month	Required
Utility-New Account Fee	\$10.00	Per Unit/month	Required

Personalized Add-Ons

Pet Rent	\$35	Per pet/month	Optional
Rent Plus (positive credit reporting)	\$15	Per unit/month	Optional
Renters Legal Liability	\$10	Per unit/month	Optional if alternate renters insurance is provided and meets the minimum required amount

Online Payment Options

Rent Café Free ACH	\$0	Per transaction	Optional
Credit Card		Per transaction	Optional
Certified Payments (WIPS)	Up to \$5.99	Per transaction	Optional

Situational Fees

Late Fees	\$50 or 5% of	Per Occurrence	Avoidable
Legal Filing Fee for Eviction	\$325	Per Occurrence	Avoidable
Writ of Restitution Sheriff Fee	\$100-200	Per Occurrence	Avoidable
Returned Payment Fee (NSF)	\$100	Per Occurrence	Avoidable
Renters Legal Liability Only non-compliance	\$15	Per Occurrence	Avoidable
Month-to-Month Rate	\$300 + Market rent	Per unit/month	Avoidable
Security Deposit - Additional (Refundable)	1 month's rent	Per unit/once	Optional

If you have questions or just want to chat about your fees, 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!

Standard Security Deposit subject to change based on screening results; the total security deposit will not exceed the legal maximum. Resident is responsible for maintaining insurance pursuant to 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/maintaining utility services including but not limited to: electricity, gas, water, sewer, trash as specified in the Lease agreement.