

# WELCOME HOME

## FEE GUIDE FOR EDGEWATER ON COOK LAKE

The Edgewater on Cook Lake team is excited to have you as a new resident! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be.



### MOVE-IN

Application Fee	\$50	Per Adult
Holding Fee	\$1,250	Credited back at move-in
Admin/Redecoration Fee	\$250	
Security Deposit	\$1,250 Tier 1	1-Month's Rent Tier 2



### UTILITIES

Utility Admin/Invoicing Fee	\$8	
Pest Control	\$7	
Electric	Billed Back Based on Usage	
Gas	Billed Back Based on Usage	
Trash	Billed Back Based on Usage	
Water/Sewer	Billed Back Based on Usage	



### PETS

One-Time Pet Fee	\$250	Per Pet
Pet Rent	\$50	Per Pet
Pet Deposit	\$300	Per Pet



### ADDITIONAL FEES

Care-free Living Fee	\$100	
Renters Insurance	\$22	Resident may provide own
Fence Premium (Optional)	\$125	Ask management for details

*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.*