TOWN | WALK

AT HAMDEN HILLS

We are thrilled that you have chosen to call Town Walk at Hamden Hills 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.

Screening, Deposits & Move-In:

- **Screening Fee:**
  - $50 one-time fee per applicant
- **Security Deposit:**
  - $1,000 with approved credit or equal to one month's rent on a conditionally approved application
- **Application:**
  - All applicants and occupiers 18 years of age or older must complete an application.

Pet Information:

- **Pet Fees:**
  - $300 initial one-time pet fee per pet
  - Monthly recurring pet fee
    - $50 per cat | $50 per dog
- **Restrictions:**
  - Maximum of 2 pets per apartment
  - Breed restrictions apply

Parking Information:

- **Unassigned Surface Parking (Opt-In):**
  - $23 per car per month, plus tax
- **Carport Parking Space (Opt-In):**
  - $65 per parking space per month

Legal Fees:

- **Legal/Eviction Fees (Required):**
  - Fees vary based on occurence

Utilities Information:

- **Water and Sewer**:
  - Fees are based on usage
- **Electric** (United Illuminating):
  - Fees are based on usage
- **Gas** (Southern CT Gas Company):
  - Fees are based on usage
- **Cable/Internet** (Xfinity or Frontier):
  - Fees are based on usage

All utility accounts must be established prior to move-in.

Additional Fees:

- **Amenity Fee (Required):**
  - $75 monthly recurring fee
- **E-Premium Renter's Insurance Program (Opt-In):**
  - $15.95 per apartment per month
- **Private Storage (Opt-In):**
  - $40 per apartment per month
- **Non-Sufficient Funds Fee (Required):**
  - $35 per apartment per occurence
  - Automatically applied
- **Early Lease Termination (Required):**
  - 60 day written notice plus $4,000
- **Transfer Fee (Required):**
  - $1,000 per apartment per transfer
- **Late Payment Fee (Required):**
  - $5 per day up to $50
- **Lease Violation Fees (Required):**
  - Varies per occurence

Disclaimer: 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.

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