

WELCOME!

START LIVING AT THE ADDISON AT WINDERMERE

USE THIS GUIDE TO CALCULATE YOUR MONTHLY TOTAL BY ADDING YOUR BASE RENT, ESSENTIALS, AND ANY CUSTOMIZED ADD-ONS.



MOVE-IN FEES-ONE TIME (REQUIRED)

APPLICATION FEE: \$125 PER APPLICANT
ADMINISTRATIVE FEE: \$250 PER UNIT

SECURITY DEPOSIT: DEPENDS ON CREDIT SCREENING

- NORMAL**

\$175 NON-REFUNDABLE SURE BOND OR \$1,000 REFUNDABLE DEPOSIT

- EXTRA**

\$350 NON-REFUNDABLE SURE BOND + \$250 REFUNDABLE DEPOSIT OR \$2,000 REFUNDABLE DEPOSIT

- MAXIMUM**

\$525 NON-REFUNDABLE SURE BOND + \$500 REFUNDABLE DEPOSIT OR \$3,000 REFUNDABLE DEPOSIT

NO SOCIAL SECURITY NUMBER
2-MONTHS' RENT

ONE-TIME KEY FOB FEE:
\$75.00 AT MOVE IN - PER PERSON



ESSENTIALS-MONTHLY (REQUIRED)

- PEST CONTROL SERVICES: \$7 PER MONTH
- TRASH SERVICES: \$30 PER MONTH
- PACKAGE ROOM SERVICE: \$5.50 PER MONTH
- AMENITY FEE: \$15 PER MONTH
- UTILITY-WATER/SEWER PER MONTH



RENTER'S INSURANCE IS REQUIRED WITH \$100,000 PERSONAL LIABILITY COVERAGE

DUKE ENERGY ACCOUNT NUMBER IS REQUIRED PRIOR TO MOVE-IN

WATER BILL SETUP FEE OF \$75 ON 1ST WATER BILL AND DUE WITH MONTHLY RENT



WE ARE PET-FRIENDLY!



UP TO 2 PETS PERMITTED-BREED RESTRICTIONS APPLY-50LB COMBINED WEIGHT LIMIT

ONE-TIME NON-REFUNDABLE PET FEES:
\$350 ONE PET \$600 TWO PETS

PET RENT: \$25 PER PET/MONTH



APARTMENT HOME PREMIUMS

GARAGES AVAILABLE:
\$200 PER GARAGE/MONTH

STORAGE AVAILABLE:
\$10-40 PER STORAGE/MONTH

INCOME REQUIREMENT

GROSS INCOME MUST BE 3X MONTHLY RENT.
CO-SIGNERS MUST BE 5X MONTHLY RENT.

PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

LEASES SHORTER THAN 6 MONTHS (181 DAYS) WILL BE SUBJECT TO A 12.5% FL STATE TAX.

ADDITIONAL FEES (IF APPLICABLE)

- TRANSFER FEE: \$750 PER OCCURRENCE
- LATE FEE: \$200 RENT + \$25 UTILITIES
- LEASE VIOLATION-TRASH: \$25 PER OCCURRENCE
- PET/ANIMAL LEASE VIOLATION: \$50 PER OCCURRENCE
- RENTERS INSURANCE (NON-COMPLIANCE): \$50 PER MONTH
- RETURNED PAYMENT FEE (NSF): \$75 PER OCCURRENCE
- TRASH CONTAINER REPLACEMENT: \$50 PER OCCURRENCE
- EARLY LEASE TERMINATION/CANCELLATION: FEES PER LEASE AGREEMENT WHEN PROPER NOTICE IS GIVEN
- LEGAL/EVICTION FEES: VARIES PER OCCURRENCE

NO AIRBNB, VRBO, OR ANY OTHER HOSTING SITE IS PERMITTED IN THE COMMUNITY.

(Effective Date-3-12-26)

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GRAYCO
PROPERTIES

