

# WELCOME!

## START LIVING AT AT ARLO!

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**



### ESSENTIALS-MONTHLY (REQUIRED)

- **PEST CONTROL SERVICES: \$6 PER MONTH**
- **VALET TRASH SERVICES: \$35 PER MONTH**
- **PACKAGE LOCKER FEE-\$6 PER MONTH**
- **UTILITY-WATER/SEWER-\$1.95 PER MONTH**



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

**DUKE ENERGY ACCOUNT IS REQUIRED PRIOR TO MOVE-IN**

### WE ARE PET-FRIENDLY!



**UP TO 2 PETS PERMITTED-**  
**BREED RESTRICTIONS APPLY**  
**75LB COMBINED WEIGHT LIMIT**

**ONE-TIME NON-REFUNDABLE PET FEES:**  
**\$375-1<sup>ST</sup> PET; \$550 2<sup>ND</sup> PET**

**PET RENT: \$25 PER PET/MONTH**



**APARTMENT HOME PREMIUMS**  
**STORAGE SPACE RENTAL: \$40-\$115 PER MONTH PER ITEM**



### INCOME REQUIRED

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

**PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.**

### ADDITIONAL FEES (IF APPLICABLE)

- **ONE-TIME AMENITY FEE-\$75**
- **TRANSFER FEE: HALF THE AMOUNT OF MONTHLY RENT PER OCCURRENCE**
- **LATE FEE: 5 % OF MONTHLY RENTAL AMOUNT PER OCCURRENCE**
- **LEASE VIOLATION-TRASH: \$25 PER OCCURRENCE**
- **PET/ANIMAL LEASE VIOLATION: \$50 PER OCCURRENCE**
- **RENTERS INSURANCE (NON-COMPLIANCE): \$50 PER MONTH**
- **RETURNED PAYMENT FEE (NSF): \$35 PER OCCURRENCE**
- **TRASH CONTAINER REPLACEMENT: \$60 PER OCCURRENCE**
- **RESERVED PARKING DECAL-\$100/MONTH**
- **REPLACEMENT PARKING DECAL-\$100 PER OCCURRENCE**
- **SECOND PARKING DECAL-\$45/MONTH (ONLY IF RESIDENT HAS TWO VEHICLES)**
- **RESIDENT CHANGE FEE-\$200 PER OCCURRENCE**
- **REPLACEMENT KEY-\$5 PER KEY**
- **ACCESS/LOCK CHANGE FEE-\$50 PER OCCURRENCE**
- **COMMON AREA/CLUBHOUSE RENTAL SPACE-VARIES PER OCCURRENCE**
- **LEGAL/EVICTION FEES-VARIES PER OCCURRENCE**
- **EARLY LEASE TERMINATION-FEES PER LEASE ADDENDUM WHEN PROPER NOTICE IS GIVEN**

(Effective Date-3-12-26)

11331 W Morehead St,  
Charlotte, NC 28208

(910) 275-8104 | arlolife.com



**GRAYCO**  
PROPERTIES

