

WELCOME!

START LIVING AT CANYON RIDGE

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: \$200 PER UNIT

SECURITY DEPOSIT: DEPENDS ON CREDIT SCREENING

• **NORMAL**

\$1000 REFUNDABLE DEPOSIT OR \$175 NON-REFUNDABLE SURE BOND

• **EXTRA**

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

• **MAXIMUM**

\$3000 REFUNDABLE DEPOSIT OR \$525 NON-REFUNDABLE SURE BOND & \$500 REFUNDABLE

NO SOCIAL SECURITY NUMBER
2-MONTHS' RENT



ESSENTIALS-MONTHLY (REQUIRED)

- **COMMUNITY AMENITY FEE-\$5 PER LOCKER/MONTH**
- **PEST CONTROL SERVICES-\$8 PER MONTH**
- **TRASH SERVICE DOORSTOP-\$30 PER MONTH**
- **UTILITY-ELECTRIC-THIRD PARTY (USAGE-BASED PER MONTH)**
- **UTILITY-WATER/SEWER PER MONTH (SQUARE FOOT-BASED PER MONTH)**



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

NASHVILLE ELECTRIC SERVICE ACCOUNT 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

ONE-TIME NON-REFUNDABLE PET FEES:
\$487.50 FOR ONE PET; \$587.50 FOR 2 PETS

PET RENT: \$20 PER PET/MONTH



GARAGE:
\$125 PER CAR/MONTH
STORAGE UNIT:
\$45 PER UNIT/MONTH
RESERVE PARKING:
\$35 PER SPACE/MONTH



INCOME REQUIREMENT

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)

- **ACCESS/LOCK CHANGE FEE-\$85 OCCURRENCE**
- **EARLY LEASE TERMINATION/CANCELLATION-FEES PER LEASE AGREEMENT WHEN 60 DAY PROPER WRITTEN NOTICE IS GIVEN.**
- **INTRA-COMMUNITY TRANSFER FEE-\$750 PER OCCURRENCE**
- **LATE FEE-10% OF MONTHLY RENTAL AMOUNT PER OCCURRENCE AND \$25 LATE FEE FOR UTILITIES**
- **LEASE VIOLATION-SMOKING-\$500 PER OCCURRENCE**
- **LEASE VIOLATION-TRASH-\$100 PER OCCURRENCE**
- **LEGAL/EVICTION FEES-VARIES PER OCCURRENCE**
- **PET/ANIMAL LEASE VIOLATION-\$100 PER OCCURRENCE**
- **RENTERS INSURANCE (NON-COMPLIANCE)-\$50 PER MONTH**
- **RESIDENT CHANGE FEE-\$250 PER OCCURRENCE**
- **RETURNED PAYMENT FEE (NSF)-\$30 PER OCCURRENCE**
- **TRASH CONTAINER REPLACEMENT-\$65 PER OCCURRENCE**

(Effective Date-3-12-26)

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GRAYCO
PROPERTIES

