

# WELCOME!

## START LIVING AT COURTNEY CHASE

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 GATE/AMENITY FEE:  
\$25.00 AT MOVE IN - PER PERSON**



### ESSENTIALS-MONTHLY (REQUIRED)

- PEST CONTROL SERVICES: \$6 PER MONTH
- TRASH SERVICES: \$24 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 1<sup>ST</sup> WATER BILL AND DUE WITH MONTHLY RENT**

### WE ARE PET-FRIENDLY!



**UP TO 2 PETS PERMITTED-BREED RESTRICTIONS APPLY-70LB COMBINED WEIGHT LIMIT**

**ONE-TIME NON-REFUNDABLE PET FEES:  
\$400 ONE PET \$600 TWO PETS**

**PET RENT: \$20 PER PET/MONTH**



### APARTMENT HOME PREMIUMS

**GARAGES AVAILABLE:**

**\$135 PER GARAGE/MONTH**

**STORAGE AVAILABLE:**

**\$50 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 + \$35 UTILITIES
- LEASE VIOLATION-TRASH: \$50 PER OCCURRENCE
- PET/ANIMAL LEASE VIOLATION: \$50 PER OCCURRENCE
- RENTERS INSURANCE (NON-COMPLIANCE): \$50 PER MONTH
- RETURNED PAYMENT FEE (NSF): \$75 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)

