

WELCOME!

START LIVING AT CYPRESS POND

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**

\$262.50 NON-REFUNDABLE SURE BOND OR \$1,500 REFUNDABLE DEPOSIT

- **EXTRA**

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

- **MAXIMUM**

\$437.50 NON-REFUNDABLE SURE BOND + \$500 REFUNDABLE DEPOSIT OR \$2,500 REFUNDABLE DEPOSIT

NO SOCIAL SECURITY NUMBER
2-MONTHS' RENT



ESSENTIALS-MONTHLY (REQUIRED)

- **PEST CONTROL SERVICES: \$9 PER MONTH**
- **VALET TRASH SERVICES: \$30 PER MONTH**
- **LUXER PACKAGE FEE-\$8 PER MONTH**



RENTER'S INSURANCE IS REQUIRED WITH \$100,000 PERSONAL LIABILITY COVERAGE \$10,000-PERSONAL PROPERTY COVERAGE

PROGRESS/DUKE ENERGY ACCOUNT IS REQUIRED PRIOR TO MOVE-IN

WE ARE PET-FRIENDLY!



UP TO 2 PETS PERMITTED
BREED RESTRICTIONS APPLY

ONE-TIME NON-REFUNDABLE PET FEES:
\$400-1 PET; \$600-2 PETS

PET RENT: \$35 PER PET PER MONTH



APARTMENT HOME PREMIUMS



STORAGE UNITS: \$40 PER MONTH
GARAGES AVAILABLE: \$175 PER MONTH



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)

- **TRANSFER FEE: \$400 PER OCCURRENCE**
- **LATE FEE: 5 % OF MONTHLY RENTAL AMOUNT PER OCCURRENCE**
- **LEASE VIOLATION-TRASH: \$30 PER OCCURRENCE**
- **PET/ANIMAL LEASE VIOLATION: \$50 PER OCCURRENCE**
- **RENTERS INSURANCE (NON-COMPLIANCE): \$50 PER MONTH**
- **RETURNED PAYMENT FEE (NSF): \$35 PER OCCURRENCE**
- **RESIDENT CHANGE FEE-\$400 PER OCCURRENCE**
- **REPLACEMENT KEY-\$5 PER KEY**
- **ACCESS/LOCK CHANGE FEE-\$50 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)

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GRAYCO
PROPERTIES

