

# WELCOME!

## START LIVING AT PRESERVE AT BELLE HALL

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 \$1000 REFUNDABLE DEPOSIT

- EXTRA**

\$350 NON-REFUNDABLE SURE BOND + \$250 REFUNDABLE DEPOSIT OR \$2000 REFUNDABLE DEPOSIT

- MAXIMUM**

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

**NO SOCIAL SECURITY NUMBER**  
2-MONTH'S RENT DEPOSIT

**ACTIVITY FEE**  
\$60 NON-REFUNDABLE ONE TIME FEE



### ESSENTIALS-MONTHLY (REQUIRED)

- COMMUNITY AMENITY FEE-\$5 PER MONTH
- PEST CONTROL SERVICES-\$7 PER MONTH
- TRASH SERVICE FEE \$.90 PER MONTH
- TRASH SERVICES DOORSTEP-\$30 PER MONTH
- TRASH SERVICES HAULING-\$10 PER MONTH



- RENTER'S INSURANCE IS REQUIRED WITH \$100,000 PERSONAL LIABILITY COVERAGE (PROPERTY LISTED AS INTERESTED PARTY)
- BERKELEY ELECTRIC ACCOUNT IS REQUIRED PRIOR TO MOVE-IN
- WATER BILL SETUP FEE - \$75 ON 1<sup>ST</sup> WATER BILL (DUE WITH MONTHLY RENT)

### WE ARE PET-FRIENDLY!



UP TO 2 PETS PERMITTED  
BREED RESTRICTIONS APPLY

ONE-TIME NON-REFUNDABLE PET FEES  
\$350 PER PET

PET RENT: \$25 PER PET/MONTH



APARTMENT HOME PREMIUM  
GARAGES/STORAGES AVAILABLE:

\$150 PER GARAGE/MONTH  
\$25 PER STORAGE CLOSET/MONTH

### INCOME REQUIREMENTS

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 - \$50 PER OCCURRENCE
- INTRA-COMMUNITY TRANSFER FEE - \$350 PER OCCURRENCE
- LATE FEE - 10% OF MONTH RENTAL AMOUNT PER OCCURRENCE
- LEASE VIOLATION-SMOKING - \$50 PER OCCURRENCE
- LEASE VIOLATION-TRASH - \$25 PER BAG
- PET/ANIMAL LEASE VIOLATION - \$25 PER OCCURRENCE
- RENTERS INSURANCE (NON-COMPLIANCE) - \$50 PER MONTH
- RESIDENT CHANGE FEE - \$200 PER OCCURRENCE
- RETURNED PAYMENT FEE (NSF) - \$30 PER OCCURRENCE
- TRASH CONTAINER REPLACEMENT - \$50 PER OCCURRENCE
- LEGAL/EVICTION FEES - VARIES PER OCCURRENCE
- EARLY LEASE TERMINATION/CANCELLATION - FEES PER LEASE AGREEMENT WHEN PROPER NOTICE IS GIVEN.

(Effective Date-4-2-26)

1600 Belle Point Dr,  
Mt Pleasant, SC 29464  
(843) 654-4021 | preserveatbellehall.com



GRAYCO  
PROPERTIES

