

WELCOME!

START LIVING AT THE COVE AT PRIEST LAKE

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

• **MAXIMUM**

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

NO SOCIAL SECURITY NUMBER
2-MONTHS' RENT



ESSENTIALS-MONTHLY (REQUIRED)

- PEST CONTROL SERVICES-\$6 PER MONTH
- TRASH SERVICE FEE-\$20 PER MONTH
- UTILITY-ELECTRIC-THIRD PARTY (USAGE-BASED PER MONTH)
- UTILITY-WATER/SEWER PER MONTH (USAGE-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:
\$350 FOR ONE PET; \$500 FOR 2 PETS

PET RENT: \$15 PER PET/MONTH

SECURITY DEPOSIT ALTERNATIVE-\$2000 REFUNDABLE OR \$350 NON-REFUNDABLE SURE BOND



GARAGE:
\$150 PER GARAGE PER MONTH
RECREATION PARKING:
\$50 PER SPACE PER MONTH



INCOME REQUIREMENT

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

PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

(Effective Date-3-12-26)

ADDITIONAL FEES (IF APPLICABLE)

- ACCESS/LOCK CHANGE FEE-\$50 OCCURRENCE
- EARLY LEASE TERMINATION/CANCELLATION-FEES PER LEASE AGREEMENT WHEN 60 DAY PROPER WRITTEN NOTICE IS GIVEN.
- INTRA-COMMUNITY TRANSFER FEE-\$400 PER OCCURRENCE
- LATE FEE-10% OF MONTHLY RENTAL AMOUNT PER OCCURRENCE AND \$20 WATER LATE FEE
- LEASE VIOLATION-TRASH-\$100 PER OCCURRENCE
- LEGAL/EVICTION FEES-VARIES PER OCCURRENCE
- RENTERS INSURANCE (NON-COMPLIANCE)-\$50 PER MONTH
- RETURNED PAYMENT FEE (NSF)-\$30 PER OCCURRENCE

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GRAYCO
PROPERTIES

