

PLAN WITH CONFIDENCE

FEE GUIDE FOR CONWAY GARDEN APARTMENTS

Welcome! We are pleased to have you as a current or prospective resident. To promote transparency and help you plan with confidence, we have outlined a list of potential fees you may encounter during your residency. This guide is designed to clearly identify both one-time and recurring charges so you can better understand your initial and monthly costs. To estimate your monthly fixed expenses, combine your base rent with applicable Essentials and any Personalized Add-Ons you choose. Our goal is to provide clarity, support informed budgeting, and enhance your overall rental experience with Drucker + Falk.



MOVE-IN BASICS

Application Fee	\$50	per applicant/one-time	required
Administrative Fee	\$250	per unit/one-time	required
Security Deposit (*Up to additional 1 month's rent)	\$250*	per unit/one-time	required



ESSENTIALS

Renter's Liability Insurance	\$15	per unit/per month	optional
Utility - Electric - Third Party	Usage - Based	per unit/per month	required
Utility - Water/Sewer	\$0	per unit/per month	included
Utility - Gas (Cooking)	\$0	per unit/per month	included
Utility- Gas (Heating & Hot Water)	Varies	per unit/per month	required
Washer/Dryer (Portable)	\$50	per unit/per month	optional
Trash	\$0	per unit/per month	included



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$350	per pet/one-time	optional
Pet Fee (Non-refundable Second Pet)	\$175	per pet/one-time	optional
Pet Rent	\$35	per pet/per month	optional
Pet Management - Third Party	\$0 - 30	per pet/once per year	required
Parking	\$0	per unit/per month	included



SITUATIONAL FEES

Late Fee	10% of rent balance	per occurrence
Lease Violation	Varies	per occurrence
Returned Payment Fee (NSF)	\$50	per occurrence
Early Termination Fee	2 months' of rent	per occurrence
Month-to-Month Fee	\$300	per month
Short Term Lease Fee	\$200	per month
Addition or Removal of Leaseholder or Occupant	\$250	per occurrence