

# PLAN WITH CONFIDENCE

## FEE GUIDE FOR CROSSTIMBERS

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	\$75	per applicant/one-time	required
Administrative Fee	\$175	per unit/one-time	required
Security Deposit ( <i>Varies based on approval criteria</i> )	\$300	per unit/one-time	required



### ESSENTIALS

Renter's Liability Insurance	\$25	per unit/per month	optional
Pest Control Services	\$5	per unit/per month	required
Trash	\$10	per unit/per month	required
Electric/Gas/Water	Varies	per unit/per month	required
Washer/Dryer	\$60	per unit/per month	optional



### PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$300-\$400	one-time	required for pet owners
Pet Rent	\$25	per pet/per month	required for pet owners



### SITUATIONAL FEES

Late Fee	5%	per occurrence
Early Lease Termination Fee	Varies	per occurrence
Lease Violation	Varies	per occurrence
Returned Payment Fee (NSF)	\$35	per occurrence
Month to Month Fee	\$500	per occurrence
Short Term Rent Premium	\$100-\$150	per occurrence