

# PLAN WITH CONFIDENCE

## FEE GUIDE FOR ELLIS STATION

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	\$200	per unit/one-time	required
Security Deposit ( <i>Varies based on approval criteria</i> )	\$250	per unit/one-time	required



### ESSENTIALS

Renter's Liability Insurance	\$15	per unit/per month	optional
Pest Control Services	Included in rent	per unit/per month	required
Trash	Included in rent	per unit/per month	required
Water/Sewer-Submetered	Varies	per unit/per month	required
Utility - Billing Administrative Fee	\$3.75	per unit/per month	required
Washer/Dryer	Included in rent	per unit/per month	optional
Internet & Wireless	\$80	per unit/per month	required
Valet Trash	\$25	per unit/per month	required



### PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$350	one-time	required for pet owners
Pet Rent	\$25	per pet/per month	required for pet owners
Pet Management - Third Party	\$25-\$30	per pet	required for pet owners
Storage	\$25-\$75	per storage unit/per month	optional
Bike Storage	\$10	per bike storage/per month	optional
Reserved Parking	\$50	per parking/per month	optional



### 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	\$300-\$500	per occurrence	