

PLAN WITH CONFIDENCE

FEE GUIDE FOR ENCLAVE AT DEER MOSS CREEK

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	\$100	per applicant/one-time	required
Administrative Fee	\$350	per unit/one-time	required
Security Deposit (<i>Varies based on approval criteria</i>)	\$300-1 Month's Rent	per unit/one-time	required



ESSENTIALS

Renter's Liability Insurance	\$15	per unit/per month	optional
Pest Control Services	\$5	per unit/per month	required
Trash	\$5	per unit/per month	required
Utility - Electric	Varies	per unit/per month	required
Water/Sewer-Submetered	Varies	per unit/per month	required
Utility - Billing Administrative Fee	Varies	per unit/per month	required
Washer/Dryer	Included in rent	per unit/per month	optional
Amenity/Community Fee	\$30	per unit/per month	required
Valet Trash	\$35	per unit/per month	required



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$400	one-time	required for pet owners
Pet Rent	\$35	per pet/per month	required for pet owners
Pet Management - Third Party	\$25-\$30	per pet	required for pet owners
Garage Rental	\$300	per garage/per month	optional
Carports	\$75	per carport/per month	optional
Storage	\$75-\$200	per storage/per month	optional



SITUATIONAL FEES

Late Fee	\$150	per occurrence
Early Lease Termination Fee	Varies	per occurrence
Lease Violation	Varies	per occurrence
Returned Payment Fee (NSF)	\$50	per occurrence
Month to Month Fee	\$200	per occurrence
Short Term (7 to 11 months)	\$175	per occurrence