

# PLAN WITH CONFIDENCE

## FEE GUIDE FOR THE FLATS AT SHADY GROVE

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	\$35	per applicant/one-time	required
Administrative Fee	\$250	per unit/one-time	required
Security Deposit ( <i>Varies based on approval criteria</i> )	\$500	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	\$20	per unit/per month	required
Electric/Gas/Water	Varies	per unit/per month	required
Utility - Billing Administrative Fee	\$4	per unit/per month	optional
Washer/Dryer	Included in rent	per unit/per month	required
Internet & Wireless	\$69	per unit/per month	required



### PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$300	one-time	required for pet owners
Pet Rent	\$35	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	Varies	per occurrence	