PLAN WITH CONFIDENCE

FEE GUIDE FOR HIGHLAND WOODS

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	$0	per unit/one-time	required
Security Deposit (*Up to 1 month's rent)	$99	per unit/one-time	required



ESSENTIALS

Renter's Liability Insurance	$15	per unit/per month	required
Utility - Electric	Usage - Based	per unit/per month	required
Utility - Water/Sewer	Usage - Based	per unit/per month	required
Utility - Gas	Usage - Based	per unit/per month	required
Utility Admin Fee	$5.50	per unit/per month	required



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	$300	per pet/one-time	optional
First Pet (Max 2)	$25	per pet/per month	optional
Second Pet	$15	per pet/per month	optional



SITUATIONAL FEES

Late Fee	10% of rent balance	per occurrence
Returned Payment Fee (NSF)	$50	per occurrence

DF MULTIFAMILY BY DRUCKER+FALK

Date of Issuance:
6/18/26