

PLAN WITH CONFIDENCE

FEE GUIDE FOR HUNTINGTON ON THE JAMES

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	100	per applicant/one-time	required
Amenity Fee/Community Fee	\$100	per unit/one-time	required
Security Deposit (<i>Up to One month's rent</i>)	\$250	per unit/one-time	required



ESSENTIALS

Utility - Billing Administrative Fee	\$5.50	per unit/per month	required
Utility - Electric	Usage - Based	per unit/per month	required
Utility - Water/Sewer - Third Party	Usage - Based	per unit/one-time	required
Renter's Liability Insurance - Third Party	\$15	per unit/per month	required



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$250	per pet/one-time	optional
Pet Fee (Non-refundable for 2 pets)	\$300	per pet/one-time	optional
Pet Rent	\$25	per pet/per month	optional
Pet Management - Third Party	\$25- \$30	per pet/one-time	optional



SITUATIONAL FEES

Late Fee	10%	per occurrence
Early Termination Fee	100% of base rent	per occurrence
Returned Payment Fee (NSF)	\$50	per occurrence