

PLAN WITH CONFIDENCE

FEE GUIDE FOR JEFFERSON FOREST MANOR

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	\$40	per applicant/one-time	required
Administrative Fee	\$0	per unit/one-time	required
Security Deposit (*Up to 1 month's rent)	\$250	per unit/one-time	required



ESSENTIALS

Utility - Electric	Usage - Based	per unit/per month	required
Utility - Water/Sewer	Usage - Based	per unit/per month	required



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$275	per pet/one-time	required
Pet Fee (Non-refundable Additional)	\$225	per pet/one-time	required
Pet Rent (Max 2)	\$20	per pet/per month	required
Pet Management - Third Party	\$25 - 30	per pet/once per year	required



SITUATIONAL FEES

Late Fee	10% of rent balance	per occurrence	
Returned Payment Fee (NSF)	\$50	per occurrence	
Six-Month Lease Premium	\$50	per month	