

PLAN WITH CONFIDENCE

FEE GUIDE FOR LYNNWOOD PARK APARTMENT HOMES

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 | \$150 | per unit/one-time | required |
| Security Deposit (<i>Varies based on approval criteria</i>) | \$250- One Months Rent | 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 | Included in rent | per unit/per month | required |
| Water/Sewer-Submetered | Varies | per unit/per month | required |
| Utility - Billing Administrative Fee | \$7.84 | per unit/per month | required |
| Cable & Satellite TV | \$78 | per unit/per month | required |
| Pest Control | \$3 | per unit/per month | required |
| Valet Trash | \$30 | per unit/per month | required |



PERSONALIZED ADD-ONS

| | | | |
|------------------------------|-----------|-------------------|----------|
| Pet Fee (Non-refundable) | \$400 | per pet/one-time | optional |
| Pet Rent | \$30 | per pet/per month | optional |
| Pet Management - Third Party | \$25-\$30 | per pet/per month | optional |



SITUATIONAL FEES

| | | | |
|-------------------------------|---------------|----------------|--|
| Late Fee | 5% | per occurrence | |
| Early Lease Termination Fee | 2 Months Rent | per occurrence | |
| Lease Violation | Varies | per occurrence | |
| Returned Payment Fee (NSF) | \$35 | per occurrence | |
| Month to Month Fee | Varies | per occurrence | |
| Intra-Community Transfer Fee | \$250 | per occurrence | |
| Access Device - Replacement | \$50 | per occurrence | |
| Lease Violation - Trash | \$15 | per occurrence | |
| Trash Container - Replacement | \$25 | per occurrence | |