

PLAN WITH CONFIDENCE

FEE GUIDE FOR PINES OF YORK APARTMENTS

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	\$225	per unit/one-time	required
Security Deposit (<i>Varies based on approval criteria</i>)	\$250	per unit/one-time	required



ESSENTIALS

Renter's Liability Insurance	\$15	per unit/per month	optional
Utility - Billing Administrative Fee	\$5.50	per unit/per month	required
Trash	included	per unit/per month	required
Pest Control Services	included	per unit/per month	required



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$400 / \$250 2nd	per pet/one-time	required
Pet Rent	\$45	per pet/per month	required
Pet Management - Third Party	\$30	per applicant/per year	required
Parking	\$40	per vehicle/per month	required



SITUATIONAL FEES

Late Fee	10%	per occurrence	
Early Lease Termination Fee	Varies	per occurrence	
Lease Violation	Varies	per occurrence	
Returned Payment Fee (NSF)	\$50	per occurrence	
Month to Month Fee	\$250	per occurrence	