PLAN WITH CONFIDENCE

FEE GUIDE FOR SADDLEWOOD TOWNHOMES

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	$32	per applicant/one-time	required
Administrative Fee	$0	per unit/one-time	required
Security Deposit *(Varies based on approval criteria)*	$250	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
Electric/Gas/Water	Varies	per unit/per month	required
Utility - Billing Administrative Fee	$5.50	per unit/per month	required
Washer/Dryer	$45	per unit/per month	optional



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	$50	one-time	requred for pet owners
Pet Rent	$20	per pet/per month	requred for pet owners
Pet Management - Third Party	$25-$30	per pet	requred for pet owners



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	$200	per occurrence

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