

PLAN WITH CONFIDENCE

FEE GUIDE FOR SMITH'S LANDING

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	\$200	per unit/one-time	required
Security Deposit (<i>Varies based on approval criteria</i>)	Varies	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
Water/Sewer-Submetered	Varies	per unit/per month	required
Washer/Dryer	Included in rent	per unit/per month	optional
Internet & Wireless	Varies	per unit/per month	required



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$475	one-time	required for pet owners
Pet Rent	\$40	per pet/per month	required for pet owners
Pet Management - Third Party	\$25-\$30	per pet	required for pet owners
Parking	\$25	per parking spot/per month	optional



SITUATIONAL FEES

Late Fee	10%	per occurrence
Lease Violation	Varies	per occurrence
Returned Payment Fee (NSF)	\$50	per occurrence
Unregistered Animal	\$500	per occurrence
Roommate Exchange Fee	\$200 per person	per occurrence
Re-rental or Sublease Fee	Varies	per occurrence