

PLAN WITH CONFIDENCE

FEE GUIDE FOR THE PEMBROKE

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	\$60	per applicant/one-time	required
Administrative Fee	\$200	per unit/one-time	required
Holding Fee (goes towards Security Deposit)	\$50	per unit/one-time	required
Remaining Security Deposit (*based on application approval status)	\$250 to 1 month's rent	per unit/one-time	required



ESSENTIALS

Trash	\$10	per unit/per month	required
Electric (AEP)	Varies	per unit/per month	required
Water/Sewer-Submetered (Guardian)	Varies	per unit/per month	required
Utility - Stormwater/Drainage	Varies	per unit/per month	required
Washer/Dryer	Included in rent	per unit/per month	optional



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$200	one-time	required for pet owners
Pet Rent	\$35	per pet/per month	required for pet owners
Garage Rental	\$150	per garage/per month	optional



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	Varies	per occurrence