

PLAN WITH CONFIDENCE

FEE GUIDE FOR WENDOVER RIVER OAKS

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	per unit/one-time	required



ESSENTIALS

Utility - Billing Administrative Fee	\$3.75	per unit/per month	required
Utility - Electric	Usage - Based	per unit/per month	required
Utility - Water/Sewer - Third Party	Usage - Based	per unit/one-time	required
Cable & Satellite TV	\$78	per unit/per month	required
Valet Trash	\$20	per unit/per month	required
Pest Control Services	\$3	per unit/per month	required
Amenity/ Community Fee	\$7	per unit/per month	required
Renter's Liability Insurance - Third Party	\$15	per unit/per month	required



PERSONALIZED ADD-ONS

Pet Fee (Non-refundable)	\$350	per pet/one-time	optional
Pet Rent	\$20	per pet/per month	optional
Washer/Dryer Rental	\$60	per month	optional



SITUATIONAL FEES

Late Fee	5%	per occurrence	
Early Lease Termination Fee	2 months rent	one-time	
Lease Violation	Varies	per occurrence	
Month to Month Fee	\$250	per occurrence	
Returned Payment Fee (NSF)	\$35	per occurrence	