

FAIRCHILD

Resident Fee Schedule

Fee	Amount	When Charged	Notes
Move-in Basics			
Application Fee	\$25 per Adult Applicant	At Application	Required. One Time
Security Deposit (Refundable)	\$500/1-Month Base Rent per Unit	At Move-In	Refundable. Subject to Lease Terms.
Amenity Fee	\$100 per Adult Applicant	At Move-In	
Essentials			
Electric	Varies based on usage	Monthly	Amount Varies Based on Usage.
Water Usage	Varies based on usage	Monthly	Amount Varies Based on Usage.
Sewage Usage	Varies based on usage	Monthly	Amount Varies Based on Usage.
Utility Service Fee	\$5.61 per Unit	Monthly	
Verizon	\$80 per Unit	Monthly	Required
Reserved Indoor Parking Garage	\$65 per Vehicle	Monthly	Rentable and Subject to Availability or Resident Selection.
Additional Reserved Indoor Parking Garage	\$80 per Vehicle	Monthly	Rentable and Subject to Availability or Resident Selection.
EV Reserved Indoor Parking Garage (charging included)	\$135 per Vehicle	Monthly	Rentable and Subject to Availability or Resident Selection.
Additional EV Reserved Indoor Parking Garage (charging included)	\$150 per Vehicle	Monthly	Rentable and Subject to Availability or Resident Selection.
Tandem Reserved Indoor Parking Garage	\$110 per Tandem Space	Monthly	Rentable and Subject to Availability or Resident Selection.
Motorcycle Space	\$15 per Motorcycle	Monthly	Rentable and Subject to Availability or Resident Selection.
Valet Trash 7 Day Service (Except Holidays and extenuating circumstances)	\$25 per Unit	Monthly	Optional.
Pet Deposit (Refundable)	\$350 per Pet	At Move-In	
Pet Rent	\$50 per Pet	Monthly	
PetScreening Profile	\$0 - \$30 per Pet	Yearly	Paid directly to PetScreening; subject to change. Not applicable for No Pet Households, ESA/Service animals.
Administrative and Legal Fees			
Early Lease Termination Fee Fee for ending lease agreement before its scheduled end date	60 day notice + The Lesser of Rent Until Lease Ends or New Lease Starts + Repayment of the move-in concession per occurrence	When Ending the Lease Early	
Late Fee Penalty for rent or fee payments made after the 10th of the month.	5% of Base Rent per Occurrence	After the Payment Due Date	Charged when Payment is not Received by the Required Due Date.
Transfer Fee	\$500 per Unit	When Transferring to Another Apartment	Charge for Transferring to Another Home within the Same Community.
Non-Sufficient Funds (NSF) Charge for returned payment due to non-sufficient funds	\$35 per Occurrence	When a Payment Is Returned	Charge for returned payment due to non-sufficient funds
Replacement or Damage of Key Fobs, Garage Access and Mail Box Keys	\$25-\$100 per Item	If Incurred	Charge for Replacing a Lost, Damaged or Unreturned Key Fob, Garage Access, Mail Boxes or Storage Keys.
At Time of Move-Out / Move-Out Procedures			
Professional Apartment Cleaning and Sanitizing	\$140-\$180 per unit (Based on Unit Size)	At Move-Out	One Time
Professional Carpet Cleaning	\$90-\$120 per unit (Based on Unit Size)	At Move-Out	One Time
<i>Additional fees may apply in specific situations, as detailed in the application and/or lease agreement, which can be requested prior to the application process. This form does not modify the lease. Some fees may not apply to apartment homes that are part of an affordable housing program. All fees are subject to the terms of the application and/or lease agreement.</i> <i>This Schedule of Fees may not include all fees and expenses you may incur during your tenancy. It does not include charges you may bear responsibility for in the event of a breach of your Lease. Such charges might include but are not limited to late fees, charges for violations of community rules, damage charges, reasonable attorney's fees and other costs incurred in the event of a breach of your Lease. If you have received a concession, please note that a breach of your Lease may require you to pay back the value of the concession. This Schedule of Fees is subject to change from time to time, as permitted under the Lease and applicable law.</i>			

OWNED AND MANAGED BY HIP PROJECTS, LLC.

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