THE PASSAGE — BY PICERNE —

FEE TRANSPARENCY

At Picerne Real Estate Group, we believe in fostering trust and clarity with our residents, starting with fee transparency. Renting a home is a significant decision, and we are committed to providing clear, concise, and accurate information about the costs associated with your lease. Below is a list of potential fees you may incur during the leasing process or throughout your residency at a Picerne community. Please contact the rental office with any questions you may have.

Potential Move-In Costs & Fees

Application Fee	$60.00	Per Applicant / Per Occurrence	Required
Administrative (Holding) Fee	$300.00	Per Apartment / One-Time	Required
Standard Deposit	$300.00*	Per Apartment / Refundable / One-Time	Required / *On Approved Credit, May Vary
Pet Fee for (1) Pet	$300.00	Fee for One Pet / One-Time	Required for (1) Pet
Pet Fee for (2) Pets	$500.00	Fee for Two Pets / One-Time	Required for (2) Pets
Credit Card Usage Fee	2.95% of transaction	Visa, Mastercard, American Express, and Discover Card	Only if Credit Card is Used for Payments
Renters Insurance	Residents are required to maintain liability insurance as outlined in the lease agreement and provide proof of coverage upon request. Residents who do not provide proof of coverage may be enrolled in a property-administered insurance program at a cost of $40 per month.		Required
Debit Charge Fees	Transactions less than $1,000 are $3.95 per transaction. Transactions equal to or greater than $1,000 but less than $2,000 are $4.95 per transaction. Transactions equal to or greater than $2,000 are $9.95 per transaction. -Other free payment methods available-		Only if Debit Payments are Made

Other Amenity Charges

Short Term Fee	$300.00	Per Month	Required on Short Term Leases
Pet Rent (1) Pet	$30.00	Monthly	Required for (1) Pet
Pet Rent (2) Pets	$50.00	Monthly	Required for (2) Pets
Garage Rent	$170.00	Per Month	Required with Garage Rental if Available
Water Charge	Varies Based on Individual Consumption	Per Month	Required / Due with Rental Payment
Common Area Utility (CAU) Fee	$40.00	Per Month	Required / Included in Total Monthly Rental Payment

Potential Fees During A Lease

Month to Month (MTM) Fee	$200.00	Per Month	Required if Lease Goes Month to Month
Non-Sufficient Funds (NSF) Fee	$25.00	Per Occurrence	Required / From Bank
Legal Notice Service	$35.00	Per Occurrence	
Late Fees	5% of Total Rent Owed	Per Month	5% of Total Rent Owed Charged on the 5th if Not Paid at That Time.
Violation Notices	Varies by Violation	Per Occurrence	$100 for the First Occurrence $200 for the Second Occurrence $300 for the Final Occurrence
Eviction Fees	$346.00	Per Occurrence	