

FIRST RESIDENCES

FEES OVERVIEW



We're glad you're considering making your home with us. Below is a simple breakdown of the fees you can expect—from the application process to move-in day, along with optional extras to personalize your experience. Pricing may vary based on lease terms and is subject to change.

APPLICATION FEES

- Application Fee	Per Applicant, 18 years of age and older. Applications are evaluated systemically and include verification of income as well as screening for credit and rental history including civil court records for monetary and possession judgments. Credit scores are not factored into our credit screening process.	\$50
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MOVE-IN COSTS

- Security Deposit	Refundable at move-out pending the final balance at move-out and the condition of your home – ranges from \$250 to 1-month's rent depending on your application and screening results.	\$250+
- Amenity Fee		\$500
- Utility – Set Up Fee	New account fee, due at first utility billing.	\$15

MONTHLY COSTS

- Technology Package	Includes Leo Internet and Wi-Fi (1 Gbps high-speed internet service throughout, including common areas), a resident mobile app (shared amenities management, digital garage access), electronic package notification, and smart food delivery lockers.	\$65
- Utility – Billing Fee		\$5
- Trash Services		\$20
- Utility – Water/Sewer	Allocated based on a combination of apartment square footage and # of occupants.	Varies
- Utility – Electric	Directly metered, payable directly to utility provider, Pepco.	Varies
- Utility – Common Area Gas & Electric	Allocated based on a combination of apartment square footage and # of occupants	Varies
- Renters Liability Insurance	Required prior to move-in, with a minimum of \$300,000 in personal liability coverage. Choose coverage from your own provider, or through our building partner, Assurant.	Varies

MOVE-OUT COSTS

- Utility – Final Bill Fee	Due at final utility billing	\$15
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LIFESTYLE EXTRAS

- Garage Parking	We offer a variety of options to meet your needs. Note that there is a restriction on the number of vehicles allowed per apartment. EV charging stations are available, and are shared throughout our community.	\$300
- Bike Storage	Complimentary, located in parking garage.	Included
- Storage	We offer a variety of sizes to meet your needs.	\$50 to \$100
- Pet Rent (per pet, max 2)	Breed restrictions apply, contact a team member for full details.	\$60
- Pet Deposit (1 pet / 2 pets)	Non-Refundable.	\$500 / \$1000
- Amenity Space Rental	We offer a variety of amenity spaces for rent. Please contact a member of our team for specific rates and spaces available.	\$100-\$200/hr 2hr minimum

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OTHER SITUATIONAL / BREACH OF LEASE

- Late Fee	Rent paid after the 5 th day of the month.	5% of base rent
- Early Termination / Buy Out	Requires a 60-day notice prior to the new termination date.	200% of base rent
- Utility – Vacant Recovery	Assessed if you fail to setup electric service directly with Pepco.	\$50 + cost of service
- Replacement Fee		
FOB	<i>per occurrence</i>	\$75
Mailbox Key	<i>per occurrence</i>	\$25
Parking Tag	<i>per occurrence</i>	\$50
- Returned Check / Non-Sufficient Funds		\$50
- Damages	Violation of community rules, damage to your apartment / community, etc.	Varies
- Month-to-Month Fee	Holdover fee.	Varies
- Payback of Concession	In the event that you received a concession as a part of your lease and you subsequently decide to break your lease or transfer apartments, a pro-rated portion of the concession will be billed back based upon the duration of your residency.	Varies
- Transfer Fee	Residents must have completed at least six months of their current lease term or be on a month-to-month (MTM) status and must provide a 30-day notice.	\$100% of base rent

This pricing sheet is for informational purposes only and does not modify or replace your lease. It may not include all potential situational or breach of lease fees, and fees are subject to change at any time. Our goal is to provide clarity and help you budget with confidence.

We will not refuse to rent a rental unit to a person because the person will provide the rental payment, in whole or in part, through a voucher for rental housing assistance provided by the District or federal government. Housing voucher applicants are only screened for rental history.