THE WREN

FEE GUIDE

Standard = generally applicable fee. Situational = charged only when the applicable circumstance occurs.

FEES AT APPLICATION	Amount	Applied	Frequency / Due At	Applicability
Application Fee per applicant	$100 per applicant	Per Applicant	One-Time / At Application	Standard
Reservation Fee per apartment	$150	Per Apartment	One-Time / At Approval	Standard
Corporate Application Fee	$200	Per Corporate Applicant	One-Time / At Application	Situational
Corporate Occupant Application Fee	$100	Per Occupant	One-Time / At Application	Situational
Corporate Lease Reservation Fee	$250	Per Corporate Lease	One-Time / At Approval	Situational
Pet Screening Pet Application	$30	Per Pet / Max 2 Pets	Per Year	Situational
Pet Screening Pet Application ESA	$0	Per Pet	At Application	Situational

FEES AT MOVE IN	Amount	Applied	Frequency / Due At	Applicability
Security Deposit	$400 to 1-Month's Rent	Per Apartment	One-Time / At Move-In	Standard
Prorated Rent	Determined on Welcome Letter	Per Apartment	At Move-In	Standard
Pet Deposit	$200 Per Pet	Per Pet	One-Time / At Move-In	Situational
Pet Fee	$300 - $500	Per Pet	One-Time / At Move-In	Situational

FEES DURING LEASE TERM	Amount	Applied	Frequency / Due At	Applicability
Monthly Trash Fee	$31	Per Apartment	Monthly	Standard
Monthly Package Room Fee	$4	Per Apartment	Monthly	Standard
Monthly Pest Control Fee	$4	Per Apartment	Monthly	Standard
Late Fee	$150	Per Occurrence	When Rent Is Paid Late	Situational
Dispo	$250	Per Occurrence	When Applicable	Situational
NSF	$55	Per Returned Payment	Per Occurrence	Situational
Gate Fob	$50	Per Fob	When Issued / Replaced	Situational
Parking Permit per lease term	$75	Per Lease	Per Lease Term	Situational
Key Replacement	$55	Per Key	Per Replacement	Situational
Trash Can Replacement	$55	Per Can	Per Replacement	Situational
Trash Violation	$25 Per Bag Violation	Per Bag / Violation	Per Occurrence	Situational
Pet Waste Violation	$500	Per Violation	Per Occurrence	Situational
Master Policy Forced Renters Insurance	$19	Per Apartment	Monthly / When Applicable	Situational

Vacant Electric Fee / Occupied Apts	$35 + Metered Rate	Per Apartment	When Applicable	Situational
Monthly Corporate Lease Premium	$200	Per Corporate Lease	Monthly	Situational

FEES AFTER LEASE TERM

	Amount	Applied	Frequency / Due At	Applicability
Month to Month Fee	$250 + Market Rate	Per Apartment	Monthly / Month-to-Month	Situational

MISC FEES

	Amount	Applied	Frequency / Due At	Applicability
Lease Breaking Fee	Up to 2-Months of Rent	Per Lease	At Lease Termination	Situational
TOS Fee	$250 - $500	Per Transfer	At Transfer	Situational

Unless specifically identified as refundable, all fees are non-refundable. Security deposit amounts may vary based on screening results and will not exceed limits permitted by applicable law. Residents are responsible for maintaining any insurance required under the Lease and for damages that exceed ordinary wear and tear. Certain fees may not apply to every apartment home or resident and may be assessed only when the applicable circumstance occurs.

This fee guide is provided for informational purposes and does not modify or replace the Lease, application, addenda, or other governing documents. Additional fees may apply in specific situations as provided in those documents, which may be requested for review prior to application. All fees remain subject to the terms of the applicable application and/or Lease and to applicable law. Residents may also be responsible for establishing, transferring, and maintaining utility services - including electricity, water, gas, internet, and other services - as required by the Lease.

Standard fees generally apply as listed. | Situational fees are charged only when the applicable circumstance occurs. | Monthly fees are assessed during the applicable lease term. | Pet-related fees apply only when applicable. | Violation fees apply only when the related violation occurs. | Replacement fees apply only when a replacement item is requested or required. | Corporate lease fees apply only to applicable corporate leases. | Security deposit amounts may vary based on screening results. | Lease-breaking and TOS fees apply only when applicable.

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