

FEE GUIDE

We believe finding your future home should feel exciting, not overwhelming. That's why we've created this fee guide to give you a clear, upfront look at the costs associated with calling Medley home, so you can focus on what matters most: finding a place you'll love to call home.

PRE-SIGNING FEES:

Application Fee: \$60	per person once at application
Administrative fee: \$150	per unit once at approval
Security Deposit: \$250 or 1 month of rent	per unit once at move-in

COMMUNITY ESSENTIALS:

Community Fee: \$50	per unit monthly
• includes valet trash service, pest control, and our Green and Clean Program	
Utility - Electricity - 3 rd party	usage based per unit monthly
Utility - water/sewer	usage based per unit monthly
• includes consumption, base fees, and administrative fees as approved by North Carolina Utilities Commission	
Renters Insurance	ResidentShield or 3 rd party per unit
• Must have an active policy that lists all leaseholders, has Medley as an interested party with the following address: PO Box 3687 Coppell, TX 75019, and a minimum of \$300,000 in personal liability. Our in-house company, ResidentShield starts at \$17.25/month.	

OPTIONAL FEES:

Short-Term Fees:	per unit monthly
• 3-5 month leases = \$300	
• 6-9 month leases = \$100	
Washer/Dryer Rental: \$55	per unit monthly
Detached Garage: \$175-\$200	per unit monthly
EV Charging: \$0.39/kWh (first 2 hours) \$0.49/kWh (after 2 hours)	
• start fee of \$0.49 each use	
Pet Rent: \$20	per pet monthly
Pet Fees: \$400 for 1 pet \$550 for 2 pets	
• There is a 2 pet maximum with no breed or weight restrictions. All canine residents are DNA registered at move-in as part of the Green and Clean Program.	