

# FEE BREAKDOWN

## WOODHAVEN AT PARK BRIDGE

For transparency, we've put together a list of fees you may pay as a resident. Some of these fees are required, and others are optional. In order to calculate the total monthly expense of renting your apartment home, take your unit's "Base Rent" (i.e., the monthly cost of your apartment home without factoring in any additional fees), and add in any fixed costs, usage-based expenses, and optional extras. As you will see, some fees are "fixed," meaning that the amount does not change, and others are subject to external factors making it difficult to predict exact monthly costs (e.g., utility usage; optional/situational fees). If you have any questions, please reach out to us directly – we would love to hear from you!

Date of Issuance: 2026

FEE TYPE	COST	FREQUENCY	STATUS
<b>REQUIRED PRE-LEASE – FIXED</b>			
The below costs are required as part of every rental application.			
<b>Admin Fee</b> – Administrative processing fee to cover lease preparation.	\$150.00	Per unit / one-time	Required
<b>Application Fee</b> – Fee to process rental application and background check	\$75.00	Per applicant / one-time	Required
<b>Security Deposit (Refundable)</b> - Refundable deposit covering potential damages and unpaid rent per lease terms.	\$150.00 - 1 Month's Rent plus \$150.00	Per unit / one-time	Required
<b>REQUIRED HOME ESSENTIALS – FIXED</b>			
The below costs are required for every lease.			
<b>Luxerone</b> - Community package room fee.	\$3.00	Per unit / month	Required
<b>Pest Control Services</b> - Regular pest prevention and treatment services.	\$5.00	Per unit / month	Required
<b>Trash Services</b> - Fee for trash services on property.	\$8.00	Per unit / month	Required
<b>Utility - New Account Fee</b> – One-time charge to activate new utility services.	\$30.00	Per unit / one-time	Required
<b>Utility Billing Fee</b> - Utility billing fee with Conservice.	\$10.00	Per unit / month	Required
<b>Utility - Final Account Fee</b> – One-time charge to end utility services.	\$15.00	Per unit / one-time	Required
<b>Renters Liability / Content – Property Program</b> - fee for renter's liability insurance coverage	\$16.29	Per unit / month	Required
<b>REQUIRED HOME ESSENTIALS – USAGE-BASED</b>			
The below costs are usage-based and required for every lease.			
<b>Utility - Electric</b> – Cost of electricity usage for your apartment.	Usage-based	Per unit / month	Required
<b>Utility - Water / Sewer</b> - Water usage and wastewater removal costs.	Usage-based	Per unit / month	Required

Standard security deposit is subject to change based on screening results and will not exceed any legal maximum. Residents may be required to maintain insurance and activate utilities as outlined in the lease. Some fees may not apply to affordable housing units, and certain charges may be taxed. Residents are responsible for damages beyond normal wear and tear. This form does not modify the lease. Additional fees may apply as detailed in the application and/or lease agreement, available upon request. Some costs may be billed directly by third parties and are not set or collected by the property.

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### ADD-ONS / SUPPLEMENTAL

The below costs are supplemental, or needs based.

<b>Parking Garage</b> - Charge for access to a garage space.	\$140.00	Per unit / month	Optional
<b>Pet Fee</b> - Fee for allowing pets in the home.	\$300.00 to \$500.00	Per unit / month	Optional
<b>Pet Rent</b> - Monthly charge for keeping a pet in the home.	\$25.00	Per unit / month	Optional
<b>Renter Liability - Third Party</b> - Expense related to required liability coverage through a third-party provider.	N/A	Per unit / month	Optional
<b>Rent Payment Credit Building Service</b> - Build credit by paying rent on time while gaining access to personalized budgeting tools and financial education resources.	\$10.00 / Individual \$15.00 / Multi-Occupant	Per unit / month	Optional

### SITUATIONAL FEES

The below costs are situationally based.

<b>Access Device Replacement</b> - Charge to replace lost or damaged key, fob, or remote.	\$15.00	Per occurrence	Situational
<b>Concession Repayment</b> - Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	Situational
<b>Early Lease Termination / Buyout</b> - Buyout for ending lease agreement before its scheduled end date.	One Month's Rent	Per occurrence	Required
<b>Insufficient Move-out Notice Fee</b> - Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Required
<b>Intra-Community Transfer Fee</b> - Charge for transferring to another home within the same community.	\$600.00	Per occurrence	Situational
<b>Late Fee</b> - Penalty for rent or fee payments made after the due date.	\$200.00	Per occurrence	Situational
<b>Lease Violation</b> - Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	Situational
<b>Legal / Eviction Fee</b> - Costs associated with an eviction proceeding.	\$230.00	Per occurrence	Situational
<b>Month to Month Fee</b> - One month lease term based on revenue management.	Varies	Per occurrence	Situational
<b>Non-Sufficient Funds (NSF)</b> - Charge for returned payments due to non-sufficient funds.	\$50.00	Per occurrence	Situational
<b>Utility Billing Penalty Fee</b> - Charge for Electric not active on date of move-in.	\$50.00	Per occurrence	Situational
<b>Parking EV Charging</b> - Fee for on-site electric vehicle charging access.	Varies	Per occurrence	Situational

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