

CORE

Fee Guide

Welcome to CORE! We're excited to have you here. To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be. To help budget your monthly fixed costs, add your base rent to the Application and Move-in Fees, Essential Fees and any Personalized Add-Ons you will be selecting. Our goal is to help you plan your budget with ease, enhancing your rental home experience. If you have any questions about your fees, please reach out to Leasing Agents. We are here to help.

APPLICATION AND MOVE-IN FEES

Application Fee	Required	\$20	One time fee /leaseholder
Security Deposit (Refundable)	Required	1 month rent	One time fee /unit
*Move-in Deposit (Refundable)	Optional	\$1,000	One time fee /moving

*Move-in Deposit can be waived if a moving company provides a COL.

ESSENTIAL FEES

*Utility - Electric	Required	Based on Usage	/month /unit
Utility - New Account Fee	Required	\$6.95 / \$15.95 per tenant (\$6.95 per tenant if created within the normal billing cycle \$15.95 per tenant if created outside the normal billing cycle*)	One time fee /unit
Utility - Final Bill Fee	Required	\$6.95 / \$15.95 per tenant (\$6.95 per tenant if created within the normal billing cycle \$15.95 per tenant if created outside the normal billing cycle*)	One time fee /unit

*Until a PSC letter is in place, residents will pay fixed amount. (Studio - \$97 /month, 1BR - \$147 /month, 2BR - \$195 /month)

PERSONALIZED ADD-ONS

Amenity	Optional	\$70	/month /person
Parking	Optional	Standard \$300 SUV \$375	/month /vehicle
Bicycle Storage	Optional	\$15	/month /bike
Pet fee	Optional	\$42	/month /pet
Lounge - Rental Fee	Optional	\$200	/hr (2 hr min; 6 hr max)
Lounge - Deposit (Refundable)	Required if renting	\$500	One time fee /renting
BBQ - Rental Fee	Optional	\$100	/per grill for 3 hrs
BBQ - Deposit (Refundable)	Required if renting	\$500	One time fee /renting
BBQ - Cleaning Fee	Required if renting	\$100	One time fee /renting
Meeting Room - Rental Fee	Optional	\$15	/hour
Large format laundry	Optional	Small wash (30lbs) - \$3 Big wash (45lbs) - \$6 Dryer - 60 cent/10 min	/use or time

SITUATIONAL FEES

*Late Fee	Only at occurrence	\$50	/occurrence
ClickPay Payments Chargeback Fee	Only at occurrence	\$50	/occurrence
ClickPay Payments NSF and Return Fees	Only at occurrence	\$25	/occurrence
Access Device - Replacement	Only at occurrence	Main entrance fob - \$50 Unit entrance fob - \$25 Mailbox - \$25 Parking sticker - \$50	/replacement
Parking Permit - Replacement	Only at occurrence	\$25	/occurrence
Renters Liability Only - Non-Compliance	Only at occurrence	\$25	/occurrence
Concession Repayment	Only at occurrence	100%	/occurrence
Cleaning Penalty (If amenity is not cleaned or damaged after use)	Only at occurrence	\$250	/hour /occurrence
Adding occupant after leasing signing	Only at occurrence	\$150	/added occupant
Disposal of large items	Only at occurrence	\$40	/occurrence
Lock-out (After hour - Before 9AM and after 5PM)	Only at occurrence	\$350	/occurrence

*Late Fee- If not paid within 5 days: the fee is the Lesser of (i) \$50, or (ii) 5% of the unpaid amount, and accrued interests. See the lease for details.

Standard Security Deposit subject to change based on screening results. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Resident is responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the Lease.