

Piedmont Community Fees-

To help make your move-in and residency at Piedmont as smooth as possible, we've created this guide to outline potential fees and services you might encounter during your tenancy.

This guide will help you plan your monthly expenses and understand the optional add-ons available to enhance your experience at Piedmont.

MOVE-IN FEES (REQUIRED)

| | | |
|-----------------------------|--------------|----------------------------------------|
| Application fee | \$22.00 | Per applicant/ one-time |
| Security Deposit | \$800-\$1200 | Varies based on unit/approval/one-time |
| Additional Security Deposit | \$200.00 | Based on screening results/one-time |
| New Account Fee | \$10.00 | Per Occurrence |

ESTIMATED MONTHLY FEES (REQUIRED)

| | | |
|-------------------|-------------|---------------------------|
| Utility- Electric | Usage-based | Set up in resident's name |
| Utility- Gas | Usage-based | Set up in resident's name |
| Trash/Valet Trash | \$25.00 | Per unit/Monthly |
| Water/Sewer | Usage-based | Per unit/Monthly |
| Billing fee | \$5.66 | Per unit/Monthly |
| Renters Insurance | Varies | Set up in resident's name |

PERSONALIZED ADD-ONS (OPTIONAL)

| | | |
|----------------------------------------|-------------|-----------------------------|
| Pet Rent (max of 2 pets per apartment) | \$35.00 | Per apartment/Monthly |
| Surface parking Reserved | \$25.00 | Per unit/Monthly |
| Garage | \$175-\$275 | Per unit/Size based/Monthly |
| Carport Parking | \$75.00 | Per Unit/Monthly |
| Parking Garage Building D | \$95.00 | Per unit/monthly |
| Storage Unit | \$35-\$75 | Per Unit/Size based/Monthly |

OCCASIONAL FEE

| | | |
|----------------------------------|-----------------|------------------------------------------|
| Intra-Community transfer fee | \$200.00 | Per Occurrence |
| Non-Sufficient Funds (NSF) Fee | \$20.00 | Per Occurrence |
| Late Fee | 5% of base rent | Per Occurrence |
| Utilities Not in your name (VCR) | \$13.93 | Per Occurrence |
| Replacement Key | \$25.00 | Per Occurrence |
| Replacement FOB/Garage remote | \$50.00 | Per Occurrence |
| After-Hour Lock Out | \$25.00 | Per Occurrence |
| Lock Out 10 pm - 8 am | \$20.00 | Per Occurrence |
| Rekey Apartments | \$25.00 | Per Occurrence |
| Early Lease Termination Fee | \$3000.00 | Per Occurrence |
| Sky Lounge/Clubhouse rental | \$25-\$75 | Per hour/ refundable deposit \$100-\$250 |

Please reach out to our dedicated leasing team for any questions regarding your fees!

Fees listed are in addition to base monthly rent. Fees are also subject to change and may vary based on screening results, lease terms, and other factors. Additional fees may apply in specific situations, as outlined in the application and/or lease agreement. Residents may also be responsible for applicable taxes, maintaining required insurances, and activating/utilizing utility services per lease terms. This guide is for informational purposes only and does not modify the lease. For full details, please refer to your lease agreement or contact the leasing office.