

**THE PRESERVE AT
COHASSET
FEE GUIDE**

Welcome! 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. Our goal is to help you plan your budget with ease, enhancing your rental home experience. If you have any questions, our friendly Leasing Agents are here to help! Feel free to stop by, give us a call, or send a message—we're excited to assist you!

Fee Label	Amount	Applied	Frequency / Due At	
MOVE-IN BASICS				
Security Deposit (Refundable)	\$1500.00	Per Unit	One-Time/At Move-in	Required
Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.				
ESSENTIALS				
Renters Liability Insurance - Third Party ^{<->25}	Varies	Per Leaseholder	Monthly	Required
Amount for renters liability insurance obtained through resident's provider of choice.				
Utility - Electric - Third Party ^{<->45}	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of electric paid to a third party.				
Utility - Natural Gas - Third Party ^{<->45}	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of natural gas paid to a third party.				
Utility - Water/Sewer ⁴⁵	Usage-Based	Per Unit	Monthly	Required
Amount for provision and/or consumption of water and sewer services				
PERSONALIZED ADD-ONS				
Access Device - Additional ¹⁸	\$10.00 - \$100.00	Per Device	One-Time/At Move-in	Optional
Amount to obtain additional access device(s) for community; additional fob, additional key. May be subject to availability.				
Parking - Garage	\$250.00	Per Rentable Item	Monthly	Optional
Amount for garage parking space/services. May be subject to availability.				
Pet Rent ²⁹	\$50.00 - \$100.00	Per Pet	Monthly	Optional
Monthly amount for authorized pet.				
SITUATIONAL				
Access Device - Replacement ¹⁸	\$10.00 - \$100.00	Per Device	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.				
Common Area/Clubhouse Rental ¹²	\$250.00 - \$500.00	Per Occurrence	Per Occurrence	Situational
Amount to rent a shared common area space, including clubhouse. May be subject to availability.				
Insufficient Move-Out Notice Fee	200.00%	Per Occurrence	Per Occurrence	Situational
Amount for not providing notice to move-out as required by lease.				
Intra-Community Transfer Fee	\$1,000.00	Per Occurrence	Per Occurrence	Situational
Amount due when transferring to another rental unit within community.				
Late Fee	\$250.00	Per Occurrence	Per Occurrence	Situational
Amount for paying after rent due date; per terms of lease.				
Lease Buy Out	200.00%	Per Occurrence	Per Occurrence	Situational
Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.				
Month-to-Month Fee	\$1,000.00	Per Occurrence	Per Occurrence	Situational
Amount, in addition to base rent, for a month-to-month lease.				

All fees paid to property unless indicated by <> symbol. Unless a fee is explicitly identified as refundable, all fees are non-refundable. Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. 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. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.

12 Price varies based on length of time.
 25 Price varies based on selections with third party provider.
 29 Price varies based on pet type.
 18 Price varies based on number of items.
 45 Utility apportionment is submetered water/gas/electric.



Fee Label	Amount	Applied	Frequency / Due At
SITUATIONAL			
Returned Payment Fee (NSF) Amount for returned payment.	\$15.00	Per Occurrence	Per Occurrence Situational
Utility - Vacant Cost Recovery ⁴⁵ Amount for utility usage not transferred to resident responsibility any time during occupancy.	Usage-Based	Per Occurrence	Per Occurrence Situational