

## UNDERSTANDING COMMUNITY COSTS

To make the rental journey at **LINCOLN GLEN APARTMENTS** as clear and straightforward as possible, we've outlined the various charges you may experience as an applicant or a resident. This guide is designed to give you a simple view of both your one-time and ongoing monthly costs.

To get a full picture of your anticipated monthly expenses, start with your base rent and add any selected **Services** or **Lease Options** listed below. **Situational Costs** apply only when specific events or transactions occur.

All prices and fees are subject to change without notice. Actual costs may vary based on individual needs, selected services, and community policies.

### APPLICATION COSTS

|                                  |          |                        |             |
|----------------------------------|----------|------------------------|-------------|
| Application Charge               | \$49.00  | Per Applicant/One-Time | Required    |
| Security Deposit (Refundable)    | \$600.00 | Per Unit Type/One-Time | Required    |
| Conditional Deposit (Refundable) | Varies   | Per Unit Type/One-Time | Conditional |

### SERVICES

|   |             |                         |          |
|---|-------------|-------------------------|----------|
| Internet Service – Third Party              | Usage-based | Per Apartment/Monthly   | Optional |
| Renters Liability Insurance – Third Party   | Varies      | Per Leaseholder/Monthly | Required |
| Utility Electric – Third Party              | Usage-based | Per Apartment/Monthly   | Required |
| Utility Water – Third Party                 | Varies      | Per Apartment/Monthly   | Required |
| Utility- Gas- Third Party                   | Usage-based | Per Apartment/Monthly   | Required |
| Utility – Sewer Utility Water – Third Party | Varies      | Per Apartment/Monthly   | Required |
| Utility – Trash – Third Party               | Varies      | Per Apartment/Monthly   | Required |

### LEASE OPTIONS

|                          |          |                  |
|--------------------------|----------|------------------|
| Pet Rent                 | \$50.00  | Per Pet/Monthly  |
| Pet Deposit (Refundable) | \$500.00 | Per Pet/One-Time |

### SITUATIONAL COSTS

|  |               |   |
|--|---------------|---|
| Access – Rekeying Charge                       | \$25.00       | Per Occurrence  |
| Mail Key Replacement                           | \$25.00       | Per Occurrence  |
| Month to Month Charge                          | Varies        | Per Monthly Occurrence                                |
| Lease Violation                                | Varies        | Per Occurrence  |
| Non-Sufficient Funds (NSF)                     | \$25.00       | Per Occurrence  |
| Parking Permit Replacement                     | \$25.00       | Per Occurrence  |
| Rent Late Fee                                  | \$50.00       | Per Occurrence  |
| Renters Liability Insurance – Gap Insurance    | \$8.00        | Per Monthly Occurrence                                |
| Renters Insurance – Asset Protect              | \$10.95       | Per Monthly Occurrence                                |
| Payment Processing – Check, ACH, Money Orders  | Complimentary | Per Transaction                                       |
| Payment Processing – Visa                      | 3.1%          | 3.1% of Monthly Lease Charges                         |
| Payment Processing – Non-Visa                  | 3.1%          | 3.1% of Total Amount Per Transaction (\$5.00 minimum) |
| Payment Processing – International Credit Card | 4.10%         | 4.10% Per Transaction (\$5.00 minimum)                |

