



# FEE BREAKDOWN

## Harlan at Med Center

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!

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.	\$200.00	Per application / one-time	Required
<b>Application Fee</b> – Fee to process rental application and background check	\$55.00	Per application / one-time	Required
<b>Security Deposit (Refundable)</b> - Refundable deposit covering potential damages and unpaid rent per lease terms.	\$400.00	Per unit / one-time	Required
<b>Conditional Fee</b> - Alternative to a standard security deposit typically issued through a surety bond.	\$500.00	Per unit / one-time	Required
<b>REQUIRED HOME ESSENTIALS – FIXED</b>  The below costs are required for every lease			
<b>Access Device</b> - Electronic or physical key for secure entry to the community and/or home.	N/A	Per device / one-time	Required
<b>Boiler Management</b> - Maintenance and operation of the community's central boiler system	N/A	Per unit / month	Required
<b>Internet Services</b> - Community-provided internet services	\$55.00	Per unit / month	Required
<b>Community Amenity Fee</b> - Fee for access to shared resident amenities and facilities.	N/A	Per unit / month	Required
<b>Gas Admin</b> - Administrative costs for managing gas service billing, distribution, and related expenses for your apartment home.	N/A	Per unit / month	Required
<b>Laundry Fee</b> – Use of community common laundry facilities.	N/A	Per unit / month	Required
<b>Package Management</b> - Handling and storage of resident deliveries.	N/A	Per unit / month	Required
<b>Parking</b> - Fee for reserved or designated parking space use and maintenance	\$35.00	Per vehicle / month	Required

<b>Pest Control Services</b> - Regular pest prevention and treatment services.	\$7.00	Per unit / month	Required
<b>Stormwater / Drainage Admin Fee</b> – Management of community stormwater drainage and runoff infrastructure	Allocated	Per unit / month	Required
<b>Trash Services – Doorstep</b> - Fee for doorstep trash and recycle pickup service.	\$25.00	Per unit / month	Required
<b>Utility Water / Wastewater Admin Fee</b> - Covers administrative costs associated with billing and managing water utility services.	\$7.00	Per unit / month	Required

**REQUIRED HOME ESSENTIALS – USAGE-BASED** CL SEP

The below costs are usage-based and required for every lease.

<b>Common Area Utilities</b> - Shared utility costs in community common areas.	Allocated	Per unit or occupant / month	Required
<b>Renter Liability - Third Party – Expense related to required liability coverage through a third-party provider.</b>	Varies	Per lease holder / month	Required
<b>Trash Services - Hauling</b> - Cost of trash collection, removal, and hauling services.	N/A	Per unit / month	Required
<b>Utility - Electric</b> – Cost of electricity usage for your apartment.	N/A	Per unit / month	Required
<b>Utility- Gas</b> - Cost of gas usage for your apartment.	N/A	Per unit / month	Required
<b>Utility - Stormwater / Drainage</b> – Local stormwater management and drainage system fee.	Allocated	Per unit / month	Required
<b>Utility - Water / Sewer</b> - Water usage and wastewater removal costs.	Allocated	Per unit / month	Required

**ADD-ONS / SUPPLEMENTAL** CL SEP

The below costs are supplemental, or needs based.

<b>Alarm Monitoring</b> - Monthly charge for alarm system monitoring.	N/A	Per unit / month	Optional
<b>Amenity / Clubhouse Rental Deposit (Refundable)</b> - Fee for reserving the community clubhouse for events or gatherings.	N/A	Per occurrence	Optional
<b>Amenity / Clubhouse Rental Fee</b> - Refundable deposit for potential damages during a clubhouse rental.	N/A	Per occurrence	Optional
<b>Bike Storage</b> - Monthly fee for bicycle storage.	N/A	Per unit / month	Optional
<b>Guest Suite Rental</b> - Nightly charge for reserving an on-site guest suite.	N/A	Per night / occurrence	Optional
<b>Parking – Carport</b> - Fee for covered parking in a designated carport space.	\$35.00	Per item / month	Optional

<b>Parking – Garage</b> - Charge for access to a garage space.	\$100.00	Per item / month	Optional
<b>Parking – Reserved</b> - Fee for a designated parking spot on-site.	N/A	Per item / month	Optional
<b>Pet Deposit (Refundable)</b> - Deposit to cover any pet-related damage.	\$0	Per pet / one-time	Optional
<b>Pet Fee</b> - Fee for allowing pets in the home.	\$400.00	Per pet / one-time	Optional
<b>Pet Rent</b> - Monthly charge for keeping a pet in the home.	\$20.00	Per pet / month	Optional
<b>Renters Liability / Content – Property Program</b> - fee for renter’s liability insurance coverage.	\$15.00	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.	\$8.95 / Individual \$14.95 / Multi-Occupant	Per unit / one-time	Optional
<b>Storage Space Rental</b> - Fee for an on-site storage unit.	\$15.00	Per Storage / month	Optional
<b>Washer &amp; Dryer Rental</b> - In-home washer and dryer rental and maintenance.	N/A	Per unit / month	Optional

### SITUATIONAL FEES SEP

The below costs are situationally based.

<b>Access Device Replacement</b> - Charge to replace lost or damaged key, fob, or remote.	\$100.00	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 / Cancellation</b> - Fee for ending lease agreement before its scheduled end date.	200%	Per occurrence	Situational
<b>Insufficient Move-out Notice Fee</b> - Charge for not providing proper advance notice before move-out.	85%	Per occurrence	Situational
<b>Intra-Community Transfer Fee</b> - Charge for transferring to another home within the same community.	\$500.00	Per occurrence	Situational
<b>Late Fee</b> - Penalty for rent or fee payments made after the due date.	10%	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.	Varies	Per occurrence	Situational
<b>Non-Sufficient Funds (NSF)</b> - Charge for returned payments due to non-sufficient funds.	\$7.00	Per occurrence	Situational
<b>Parking EV Charging</b> - Fee for on-site electric vehicle charging access.	Varies	Optional	Situational

<b>Pet / Animal Lease Violation</b> - Fee issued for unauthorized pets or violations of pet policy.	Varies	Per occurrence	Situational
<b>Reletting Fee</b> – An expense associated with re-renting a unit after early lease termination.	85%	Per occurrence	Situational
<b>Renter's Liability Non-Compliance</b> - Fee for not maintaining required renter's liability insurance coverage.	\$25.00	Per occurrence / month	Situational
<b>Security Deposit Additional (Refundable)</b> - Extra refundable deposit for added risk, damages, or lease conditions.	Varies	Per unit / one-time	Situational
<b>Trash Container – Replacement</b> - Charge for replacing a lost, stolen, or damaged trash bin.	\$25.00	Per occurrence	Situational
<b>Utility – Vacant Cost Recovery</b> - Utility costs incurred while the unit was unoccupied.	Usage-based	Per occurrence	Situational
<b>Utility – Vacant Processing Fee</b> - Preparing and administering a unit after move-out	\$50.00	Per occurrence	Situational
<b>Utility – Non-transferred Utility Fee</b> - Charge for utility costs not moved to resident's name.	Usage-based	Per occurrence	Situational

Date of Issuance: 5/1/2026

*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. Residents are responsible for damage 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 the internet, as specified in the lease agreement.*

