The Concord Fee Guide

Welcome! We're pleased to have you with us. To promote clarity and transparency, we've provided an overview of potential fees associated with residency. This guide is designed to help you plan ahead and feel confident in your living experience. Should you have any questions, our Leasing Team is readily available to assist.

Fee Label	Amount	Applied	Frequency / Due At	
MOVE-IN BASICS				
Application Fee	$35.00	Per Applicant	One-Time / At Application	Required
Non-refundable fee for application processing and applicant screening.				
Reservation Fee	$100.00	Per Unit	One-Time / At Application	Required
Non-refundable charge to secure a rental home and take it off the market.				
Security Deposit (Refundable)[35]	Varies	Per Unit	One-Time / At Move-In	Required
Held during your lease term and used toward any charges at move-out if applicable. Any remaining balance will be refunded based on your application and lease terms.				
ESSENTIALS				
Renter's Liability Insurance - Third Party[<>2]	Varies	Per Leaseholder	Monthly	Optional
Cost of renters liability insurance secured through the resident's provider of choice.				
Valet Trash Service	N/A	Per Unit	Monthly	N/A
Covers convenient doorstep trash pickup on designated service days.				
Utility- Billing Administrative Fee	N/A	Per Unit	Monthly	N/A
Amount for administering and managing utility billing services.				
Utility - Electric[<>60]	Usage-Based	Per Unit	Monthly	Required
Amount for the provision and consumption of electric service.				
Utility - New Account Fee	N/A	Per Unit	One-Time / At Move-In	N/A
Charge to set up water utility services for a new account.				
Utility - Water / Storm Water / Sewer[60]	N/A	Per Unit	Monthly	N/A
Amount for the provision and consumption of water, sewer, and stormwater utilities.				
Internet Services[<>]	Varies	Per Unit	Monthly	Optional
Fee for internet service, with service established through community's designated provider.				
PERSONALIZED ADD-ONS				
Reserved Parking	N/A	Per Vehicle	Monthly	N/A
Fee for a reserved parking space, subject to availability.				
Storage Units	N/A	Per Storage Unit	Monthly	N/A
Fee for access to storage units, subject to availability.				
Pet Fee	$300.00	Per Pet	One-Time / At Move-In	Optional
Non-refundable charge associated with adding the first authorized pet to the residence.				
Pet Fee - Additional Pet	$100.00	Per Pet	One-Time / At Move-In	Optional
Non-refundable charge associated with adding a second authorized pet to the residence.				
Pet Rent	$25.00	Per Pet	Monthly	Optional
Recurring monthly charge for each authorized pet.				
SITUATIONAL				
Access Device - Replacement	$150.00	Per Occurrence	Per Occurrence	Situational
One-time charge for replacement of a lost, damaged, or unreturned access device.				
Access / Lock Change Fee	N/A	Per Occurrence	Per Occurrence	Situational
One-time charge for changing locks or access credentials at the resident's request.				
Clubhouse Rental	$100.00	Per Occurrence	Per Occurrence	Situational
One-time fee for reserving a community amenity space for private use or events. *Per Hour				
Intra-Community Transfer Fee	$400.00	Per Occurrence	Per Occurrence	Situational
One-time fee assessed when transferring from one apartment home to another within the same community.				
Late Fee	10.00%	Per Occurrence	Per Occurrence	Situational
Charge assessed when rent or other resident balances are not paid by the required due date.				
Attorney's Fees	$312.00	Per Occurrence	Per Occurrence	Situational
Charge assessed for legal expenses incurred in connection with lease enforcement and/or collections.				
Lease Buy-Out	200.00%	Per Occurrence	Per Occurrence	Situational
Charge assessed when a resident elects to terminate their lease early in accordance with the lease buy-out provisions.				
Lease Violation	Varies	Per Occurrence	Per Occurrence	Situational
Charge assessed for violations of lease terms, community policies, or resident obligations.				
Lease Violation - Trash	$25.00	Per Occurrence	Per Occurrence	Situational
Charge assessed for improper trash disposal or failure to comply with community waste and recycling policies.				
Renter's Liability Insurance - Non-Compliance	N/A	Per Occurrence	Per Occurrence	N/A
Charge assessed when required renter's liability insurance coverage is not maintained or proof of coverage is not provided.				
Returned Payment Fee (NSF)	$50.00	Per Occurrence	Per Occurrence	Situational
Charge assessed for a payment returned due to insufficient funds, a closed account, or other payment processing issues.				

All fees paid to property unless indicated by <> symbol. Unless a fee is explicity 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 maximim. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment home 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. 2-Price varies based on coverage. 35-Price varies based on screening conditions. 42-Price varies based on type of non-compliance. 52-Utility apportionment is allocation: unit size & occupants. 60-Utility apportionment is direct metered.