

The Adams at Peppers Ferry

The Fine Print, Simplified

Your Guide to Required, Optional, and Situational Fee Breakdown

Required Costs

These are the required costs associated with your application, move-in, and ongoing residency.

Any utility connection, setup, deposit, transfer, or disconnection fees are established by the applicable utility provider and are the resident's responsibility.

Fee Name	Cost	Frequency
Application Fee	\$50.00/per applicant	One-Time
Administrative Fee	\$250.00	One-Time
Holding Deposit (applied to Security Deposit balance)	\$200.00	One-Time
Security Deposit - Standard	\$1300.00	One-Time
Renter Provided Liability Insurance (Renter's Insurance)	3 rd Party - Varies	Monthly/Annual
Utility – Water/Sewer Administrative Billing Fee (Third Party)	3 rd Party - Varies	One-Time
Utility - Water/Sewer Service	3 rd Party – Usage Based	Monthly
Utility - Electric Service	3 rd Party – Usage Based	Monthly
Utility - Trash Service	Included	Monthly
Utility – Cable	Included	Monthly
Utility – Internet	Included	Monthly
Carpet Cleaning at Move-Out	3 rd Party - Varies	One-Time

Optional Costs

These fees apply only if you choose the corresponding optional services or amenities.

Fee Name	Cost	Frequency
Pet Fee – Non-Refundable	\$300.00/per pet	One-Time
Pet Fee – DNA Swab (dog only)	\$60.00/per dog	One-Time
Pet Rent	\$35.00/per pet	Monthly
Garage Parking	\$145.00	Monthly

Situational Costs

These fees apply only under specific circumstances, such as lease modifications, policy violations, damages, or resident-requested services.

Fee Name	Cost	Frequency
Late Fee	10% of Balance Due	Per Occurrence
Returned Check Charge	\$50.00	Per Occurrence
Legal Fees (Third Party)	3 rd Party - Varies	Per Occurrence
Electric "Connect" or "Reconnect" Fee	\$35.00	Per Occurrence

Buy-Out Fee (if offered)	2x Base Rent	Per Occurrence
Lease Modification Fee	\$150.00	Per Occurrence
Transfer Fee (if offered)	\$350.00	Per Occurrence
Holdover Fee - Monthly	1.5x Base Rent	Monthly
Month-to-Month Fee	25% of Base Rent	Monthly
Clubhouse Space Rental – Non-Refundable	\$150.00	Per Occurrence
Key FOB (Damaged, Lost, Not Returned at Move-Out)	\$50.00	Per Occurrence
Balcony/Patio Door Key (Lost, Not Returned at Move-Out)	\$50.00	Per Occurrence
Mail Key (Lost, Not Returned at Move-Out)	\$15.00	Per Occurrence
Parking Pass (Damaged, Lost, Not Returned at Move-Out)	\$50.00	Per Occurrence
Garage Remote (Damaged, Lost, Not Returned at Move-Out)	\$100.00	Per Occurrence
Garage Key (Lost, Not Returned at Move-Out)	\$50.00	Per Occurrence
Pest Control (fleas, roaches, bedbugs, etc.) (Third Party)	3 rd Party - Varies	Per Occurrence
Towing – Parking in Violation of Community Parking Rules (Third Party)	3 rd Party - Varies	Per Occurrence
Unregistered Animal Fee	\$200.00	Per Occurrence
Animal Waste Violation (First)	\$125.00	1 st Offense
Animal Waste Violation (Subsequent)	\$250.00	Each Subsequent Occurrence
Lease Violation – Trash, Balcony/Patio	\$25.00	Per Occurrence
Lease Violation – Grill (on Balcony or Patio), Door/Window Display	\$50.00	Per Occurrence
Parking Violation – Failure to abide by parking rules during a snow event	\$50.00	Per Occurrence
Damages – During Lease Term and Move-out	Varies	Per Occurrence
After-Hours Lockout Service	\$150.00	Per Occurrence
Routine Plunging	\$45.00	Per Occurrence

This fee schedule is intended to help you understand the costs associated with leasing and living in your apartment home. Fees, charges, and pricing are subject to change without notice and may vary based on lease term, move-in date, or other factors permitted by law.

The standard security deposit may vary based on screening results but will not exceed the maximum amount permitted by applicable law. Residents are responsible for maintaining the insurance required under the Lease or for paying any applicable alternative insurance-related charges. Residents are also responsible for the cost of repairing damage beyond ordinary wear and tear, including damage caused by any animal. Animal-related damage, including damage resulting from urine, waste, scratching, or chewing, may result in cleaning, repair, or replacement charges in accordance with the Lease.

This Fee Disclosure is provided for informational purposes only and does not modify the Lease. Additional fees, including situational fees, may apply as provided in the Lease. Residents are responsible for establishing and maintaining required utility services in accordance with the Lease. In the event of any conflict between this Fee Disclosure and the Lease, the terms of the Lease shall govern.

If you have any questions about these fees or lease-related charges, please contact the leasing team before signing your Lease.