

FEE BREAKDOWN

Prosper 89

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!

Date of Issuance: 5/12/2025

REQUIRED PRE-LEASE – FIXED

The below costs are required as part of every rental application.

Fee Type	Cost	Frequency	Status
Admin Fee - Administrative processing fee to cover lease preparation.	\$200.00	Per unit / one-time	Required
Application Fee- Fee to process rental application and background check	\$50.00	Per applicant / one-time	Required
Security Deposit (Refundable) - Refundable deposit covering potential damages and unpaid rent per lease terms.	\$500.00 – 1 Month's Rent	Per unit / one-time	Required

REQUIRED HOME ESSENTIALS – FIXED

The below costs are required for every lease.

Fee Type	Cost	Frequency	Status
Cleaning Fee - Property Charges a one-time fee per unit for Cleaning at time of move in.	\$150.00	Per unit / one-time	Required

Community Amenity Fee - Fee for access to shared resident amenities and facilities.	\$90.00	Per unit / month	Required
Parking – Fee for reserved or designated parking space use and maintenance.	\$25.00	Per vehicle / month	Required
Trash Services – Doorstep - Fee for doorstep trash and recycle pickup service.	\$35.00	Per unit / month	Required
Utility – New Account Fee - One-time charge to activate new utility services.	\$25.00	Per unit / one-time	Required
Utility – Final Bill Fee - One-time charge for processing and closing a utility account.	\$15.00	Per unit / one-time	Required

REQUIRED HOME ESSENTIALS – USAGE-BASED

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

Fee Type	Cost	Frequency	Status
Common Area Utilities - Shared utility costs in community common areas.	Usage-based	Per unit or occupant / month	Required
Trash Services - Hauling - Cost of trash collection, removal, and hauling services. This fee reflects the maximum allowable amounts. Actual billing is based on resident usage and the maximum value serves only as a placeholder.	Up to \$35 Max	Per unit / month	Required
Utility – Electric - Cost of electricity usage for your apartment.	Usage-based	Per unit / month	Required
Utility – Gas - Cost of gas usage for your apartment.	Usage-based	Per unit / month	Required

Utility – Water / Sewer - Water usage and wastewater removal costs. This fee reflects the maximum allowable amounts. Actual billing is based on resident usage and the maximum value serves only as a placeholder.	Up to \$35 Max	Per unit / month	Required
---	----------------	------------------	----------

ADD-ONS / SUPPLEMENTAL

The below costs are supplemental, or needs based.

Fee Type	Cost	Frequency	Status
Amenity / Clubhouse Rental Deposit (Refundable) - Fee for reserving the community clubhouse for events or gatherings.	\$300.00	Per occurrence	Optional
Amenity / Clubhouse Rental Fee - Refundable deposit for potential damages during a clubhouse rental.	\$75.00	Per hour/ Per occurrence	Optional
Parking – Garage - Charge for access to a garage space.	\$150.00	Per item / month	Optional
Pet Fee - Fee for allowing pets in the home.	\$300.00	Per pet / one-time	Optional
Pet Rent - Monthly charge for keeping a pet in the home.	\$50.00	Per pet / month	Optional
Renters Liability / Content – Property Program - fee for renter’s liability insurance coverage.	\$15.00	Per unit / month	Optional

**Required if renters’ insurance is not provided to office

SITUATIONAL FEES

The below costs are situationally based.

Fee Type	Cost	Frequency	Status
Access Device Replacement - Charge to replace lost or damaged key, fob, or remote.	\$25.00	Per occurrence	Situational
Concession Repayment - Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	Situational
Early Lease Termination / Buyout - Buyout for ending lease agreement before its scheduled end date.	100%	Per occurrence	Situational
Insufficient Move-out Notice Fee - Charge for not providing proper advance notice before move-out.	100%	Per occurrence	Situational
Month-to-Month Fee - Monthly fee incurred until lease agreement is renewed.	\$200.00	Per occurrence / month	Situational
Intra-Community Transfer Fee - Charge for transferring to another home within the same community.	\$500.00	Per occurrence	Situational
Late Fee - Penalty for rent or fee payments made after the due date.	5%	Per occurrence	Situational
Lease Violation - Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	Situational
Legal / Eviction Fee - Costs associated with an eviction proceeding.	\$75.00	Per occurrence	Situational
Non-Sufficient Funds (NSF) - Charge for returned payments due to non-sufficient funds.	\$100.00	Per occurrence	Situational

Parking EV Charging - Fee for on-site electric vehicle charging access.	Varies	Optional	Situational
Pet / Animal Lease Violation - Fee issued for unauthorized pets or violations of pet policy.	\$100 + \$10/ additional day	Per occurrence	Situational
Reletting Fee - An expense associated with re-renting a unit after early lease termination.	100%	Per occurrence	Situational
Renter Liability Non-Compliance - Fee for not maintaining required renter's liability insurance coverage.	\$15.00	Per occurrence / month	Situational
Security Deposit Additional (Refundable) - Extra refundable deposit for added risk, damages, or lease conditions.	\$500.00	Per unit / one- time	Situational
Utility – Vacant Cost Recovery - Utility costs incurred while the unit was unoccupied.	Usage-based	Per occurrence	Situational
Utility – Vacant Processing Fee - Preparing and administering a unit after move-out.	\$50.00	Per occurrence	Situational
Utility – Non-transferred Utility Fee - Charge for utility costs not moved to resident's name.	\$50.00	Per occurrence	Situational

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. This worksheet may not include fees or costs charged directly by third parties (such as utility expenses billed directly by the utility or resident insurance policies if obtained independently by the resident). Although these charges may arise during the course of leasing a unit, they are set, billed, and collected independently by third parties, not the property.

