CROSBY
AT 300K

Apartment Rental Pricing and Costs

We want to be fully transparent about the various amounts you will be paying for living in your apartment so that you can make an informed financial decision. This form lists the recurring monthly costs as well as the one-time payments you will incur in addition to your base monthly rent. Please review this form and reach out to us with any questions you may have.

1. Recurring Monthly Costs

Base Monthly Apartment Rent
This amount is the base monthly apartment rent paid by you as stated in your lease.

Additional Monthly Costs for Utilities

- **Water and sewer** utility use is submetered and separately billed to you monthly, with the cost dependent on the actual use by you of these utilities in your apartment.
- **Electricity** use in your apartment is billed to you in two separate parts:
    i) After you establish an account with Pepco, you will receive a monthly bill from Pepco with the cost of electricity for all purposes (except heating and air conditioning your apartment) reflecting the actual use by you of this electricity in your apartment.
    ii) This community has installed a Variable Refrigerant Flow ("VRF") heating and cooling system to provide heating and cooling for all units at the community. You will be billed for your in-unit HVAC usage, converted to kilowatt hours, multiplied by the average rate of the local utility providers for the energy used in operation of the VRF system with the cost dependent on your actual in-unit HVAC usage. Please note that the thermostats in your apartment allow for energy-saving settings that can help you manage this monthly cost. We would be pleased to assist you with these settings.

  *With respect to your water and sewer consumption as well as your use of electricity for heating and cooling your apartment as discussed above, the cost for these utilities will be billed to you on a monthly basis by a third-party billing service, with these amounts payable directly to the Landlord.
- An account for **cable and internet** service with any available provider pre-wired for the building can be arranged by you and directly billed to you by the service provider, with the monthly cost dependent on the service you choose.

2. One-Time Costs

- A one-time, non-refundable **application fee** of $54 is due with your rental application. Please note that each occupant over the age of 18 must submit a separate application with its own fee.
- An apartment **reservation deposit** of $600 is also due with your application. If your application is accepted, this $600 will be applied to your rent when you move in. If your application is not accepted, the $600 apartment reservation deposit will be refunded to you in full. If your application is accepted but you do not move in, the Landlord will retain the full amount of the reservation deposit.
- Renter's liability insurance with a minimum of $300,000 in coverage is required to be maintained throughout the term of your apartment lease. Before moving into your apartment, you are required to provide the Landlord with evidence of your **renter's insurance** policy, and that policy must remain valid throughout the term of your lease. If you are unable to provide proof of renter's insurance prior to move in, for your convenience, you will be auto-enrolled in ResidentShield (general liability only). You will be responsible for monthly payments of $15 unless and

until you provide proof of your preferred insurance provider. If you opt to remain enrolled in ResidentShield, we strongly recommend that you log-in and add personal property coverage to your ResidentShield policy. If your renter's insurance lapses during the term of your lease, the Landlord will obtain ResidentShield (general liability only) for you, and you will be required to reimburse the Landlord for the cost to arrange for the replacement policy. You may elect to upload proof of your preferred provider insurance at any time.

3. **Potential Additional Costs**

The following are potential one-time and recurring monthly costs. These are the current charges, and may be adjusted in the future.

- **Pets** – If you have a cat or dog that is not a certified service or emotional support animal, there is a monthly payment per pet equal to 1% of your monthly rent.
- **Parking** - If you have a car and wish to park in the building garage, if a space is available, you will be charged a monthly parking fee. Charges differ for renting the first parking space, a second parking space, or a tandem space. All parking spaces are reserved. The monthly charge for each type of space is as follows: $300 per month for a single space and $400 per month for a second space.
- **Storage** - A limited number of storage units is available in the garage for rent at a charge of $100 per month.
- **Amenity Areas** - Certain amenity areas in the building are available to rent for your exclusive use. A $500 security deposit is required and the rental fee is $150 per hour.
- **Transfers** - If you request a transfer to a different apartment within the building a $1000 transfer fee applies. Please reach out to the Management Office for additional terms and conditions.
- **Early Lease Termination** - If you must terminate your apartment lease before it expires, a 30-day notice and a termination fee equal to two months of base monthly rent will be due. You may also request that the management company place your apartment on the market immediately and you will remain responsible for rent until a new resident occupies the apartment.

THE INFORMATION SET FORTH HEREIN MAY CHANGE FROM TIME TO TIME WITHOUT NOTICE.