

# HOME STARTS HERE

## FEE GUIDE FOR Mason Gray

Welcome! We're excited to have you here! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be. To help budget your monthly fixed costs, add your base rent to the Essentials and any Personalized Add-Ons you will be selecting. Our goal is to help you plan your budget with ease, enhancing your rental home experience.



### MOVE-IN BASICS

Application Fee (Non-Refundable)	\$20.00	per leaseholder/once	required
Security Deposit (Refundable)	100.00%	per unit/once	required
Self Move (Refundable)	\$1,000	per unit/once	required



### ESSENTIALS

Amenity Fee - First Resident	\$75.00	per month	optional
Amenity Fee - Second Resident	\$50.00	per month	optional
Bike Fee	\$25.00	per bike/month	optional
Small Storage	\$45.00	per month	optional
Medium Storage	\$65.00	per month	optional
Large Storage	\$85.00	per month	optional
XL Storage	\$125.00	per month	optional
Parking	\$330.02	per month	optional
Utility - Electric - Submetered	usage based	per unit/month	required



### PERSONALIZED ADD-ONS

Pet Fee	\$25.00	per pet/month	optional
Lounge Rental - Security Deposit (Refundable)	\$500.00	per occurrence	optional
- Rental Fee	\$150.00	per hour	optional
- Cleaning Fee	\$100.00	per occurrence	optional



### SITUATIONAL FEES

Late Fee	\$50.00	per occurrence
Non-Sufficient Funds (NSF)	\$75.00	per occurrence
Access Device - Replacement	\$350.00	per occurrence
Smoking - First Offense	\$150.00	per occurrence
- Second Offense	\$300.00	per occurrence

If you have any questions or just want to chat about your fees, our friendly Leasing Agents are here to help!  
Feel free to stop by, give us a call, or send a message - we're excited to assist you!

Standard Security Deposit subject to change based on screening results.

Resident may be responsible for maintaining insurance pursuant to the Lease.

Some fees may not apply to apartment homes 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.

Date of Issuance: 6/11/2025

