

FEE BREAKDOWN

Contact your leasing team with any questions!

Northerly

FEE TYPE	COST	FREQUENCY	STATUS
BASICS			
Application Fee	\$65.00	Per application / one-time	Required
Security Deposit (Refundable)	\$500 or \$1500	Per unit / one-time	Required
Security Deposit Additional (Refundable)	N/A	Per unit / one-time	Situational
HOME ESSENTIALS			
Access Device	N/A	Per device / one-time	Required
Boiler Management	N/A	Per unit / month	Required
Cable TV / Internet Services	Included In Community Amenity Fee	Per unit / month	Optional
Community Amenity Fee	\$115.00	Per unit / month	Required
Gas	Usage-based	Per unit / month	Required
Gas Admin	N/A	Per unit / month	Required
Packages – Registrations Fee	N/A	Per unit / one-time	Required
Parking	N/A	Per unit / month	Required
Pest Control Services	Included In Community Amenity Fee	Per unit / month	Required
Renter Liability – Third Party	Varies	Per lease holder / month	Required
Trash Services – Doorstep	Included In Community Amenity Fee	Per unit / month	Required
Trash Services – Hauling	Usage-based	Per unit / month	Required
Utility Electric – Third Party	Set Fee Based On Occupancy	Per unit / month	Required
Utility Stormwater / Drainage	N/A	Per unit / month	Required
Stormwater / Drainage Admin Fee	N/A	Per unit / month	Required
Utility Water / Wastewater Admin Fee	\$5.00	Per unit / month	Required
Water / Sewer	Set Fee Based On Occupancy	Per unit / month	Required
ADD-ONS			
Amenity / Clubhouse Rental Deposit (Refundable)	N/A	Per occurrence	Optional
Amenity / Clubhouse Rental Fee	\$250	Per occurrence	Optional
Guest Suite Rental	N/A	Per night / occurrence	Optional
Parking – Carport	\$60	Per rentable item / month	Optional
Parking – Reserved	\$35	Per rentable item / month	Optional
Pet Fee	\$350	Per pet / one-time	Optional
Pet Rent	\$25	Per pet / month	Optional
Renters Liability / Content – Property Program	N/A	Per unit / month	Optional
Storage Space Rental	\$35	Per unit / month	Optional
SITUATIONAL FEES			
Access Device - Replacement	N/A	Per occurrence	
Concession Repayment	Varies	Per occurrence	
Early Lease Termination / Cancellation	Two Month Penalty + Concessions	Per occurrence	
Insufficient Move-out Notice Fee	One months rent	Per occurrence	
Intra-Community Transfer Fee	\$400	Per occurrence	
Late Fee	10% of rent	Per occurrence	
Lease Violation	Varies	Per occurrence	
Legal / Eviction Fee	Varies	Per occurrence	
Non-Sufficient Funds (NSF)	\$35	Per occurrence	
Parking EV Charging	Varies	Optional	
Payment Services – Third Party	Varies	Per occurrence	
Pet / Animal – Lease Violation	\$100	Per occurrence	
Reletting Fee	One Month's Rent	Per occurrence	
Renter's Liability Only – Non-Compliance	\$25	Per occurrence / month	
Trash Container - Replacement	N/A	Per occurrence	
Utility – Vacant Cost Recovery	N/A	Per occurrence	
Utility – Vacant Processing Fee	N/A	Per occurrence	

Date of Issuance: 01/17/2025

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. 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.

