

# MAKING THE PENDLETON YOUR HOME

the  
**PENDLETON**  
at CRANBERRY WOODS

Keys. Comfort. Clarity.

Welcome to your GMH Community! To make leasing and budgeting easier, we've created a property-specific fee schedule. Below, you will find all potential fees based on the options and add-ons you select during the application process. Our goal is transparency - just add your lease base rent to any chosen add-ons to estimate your total monthly cost.

## ADMINISTRATIVE FEES:

Application Fee	\$50.00	per person/one-time	required
Administrative Fee	\$200.00	per lease/one-time	required
Security Deposit	\$300.00	per lease/one-time	required
Conditional Security Deposit	1 month	per lease/one-time	conditional

## ESSENTIALS:

Utility Admin Fee	\$4.20	per month	required
Utility - Electricity	usage	per month	required
Utility - Water	usage	per month	required
Utility - Sewer	usage	per month	required
Utility - Trash	\$10/\$25	per month	required
Utility Set Up Fee	\$10.00	one time	required

## OPTIONAL ADD-ONS:

Personal Garage	\$200.00	per month	optional
Reserved Parking Garage Spaces	\$50.00	per month	optional
Pet Fee	\$300.00	one time/per unit	optional
Pet Rent	\$30.00	per month/per pet	optional
Large Storage Rental	\$60.00	per month	optional
Small Storage Rental	\$35.00	per month	optional

## ADDITIONAL POSSIBLE FEES:

Unit Key Replacement/Additional Fob	\$50.00	per occurrence
Garage Access Replacement	\$75.00	per occurrence
Buyout Fee	2 months	per occurrence
Relet Fee	1 month	per occurrence
Direct Transfer Fee	\$500.00	per occurrence
Returned Payment Fee (NSF)	\$50.00	per occurrence
Legal/Eviction Fees	varies	per occurrence
Neglected Electricity Account	\$50.00	per month
Trash Violation	\$25.00	per occurrence
Large Item Disposal	varies	per occurrence
Parking Violation	\$25.00	per occurrence
Late Fee	\$100 on the 6 <sup>th</sup> of the month.	
Lease Violation Fees	\$250/\$500/\$1,000	

Please reach out to our on-site team with any questions about your monthly installment.

Fees are subject to change prior to lease execution. Fees in your lease agreement will always be considered most up to date amounts. This document is not an addendum or modification to your lease agreement. Security deposits and deferred rent are based on screening results. Security deposits amount to not exceed state maximum.