

## 2025 Schedule of Fees

Pursuant to Section 13-18(b) of the City of Gaithersburg Code of Ordinances, this schedule sets forth all mandatory and optional fees applicable to prospective residents. These fees may be amended or supplemented at the Lessor's sole discretion, subject to applicable law. This schedule is reviewed and updated annually, as required by law.

<b>Application Fee</b>	\$25 (non-refundable) per application												
<b>Security Deposit</b>	Standard lease: One month's rent or \$175 non-refundable surety bond Conditional lease: One month's rent or \$350 non-refundable surety bond												
<b>Late Fee</b>	5% of the of the unpaid rent due for the rental period in which the payment is delinquent will be applied after the 10 <sup>th</sup> of each month that the rent payment is delinquent.												
<b>Returned Payment Charge</b>	\$35 for each tender returned unpaid												
<b>Convenience/Transaction Fees</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Electronic bank-to-bank ("ACH payment")</td> <td style="text-align: right;">\$0 per transaction</td> </tr> <tr> <td>ATM/Debit Card</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Payments less than \$1000</td> <td style="text-align: right;">\$3.95 per transaction</td> </tr> <tr> <td style="padding-left: 20px;">Payments \$1000 to \$1999.99</td> <td style="text-align: right;">\$4.95 per transaction</td> </tr> <tr> <td style="padding-left: 20px;">Payments \$2000 or more</td> <td style="text-align: right;">\$9.95 per transaction</td> </tr> <tr> <td>Credit Card (Visa, Master Card, America Express)</td> <td style="text-align: right;">2.95% of transaction total</td> </tr> </table>	Electronic bank-to-bank ("ACH payment")	\$0 per transaction	ATM/Debit Card		Payments less than \$1000	\$3.95 per transaction	Payments \$1000 to \$1999.99	\$4.95 per transaction	Payments \$2000 or more	\$9.95 per transaction	Credit Card (Visa, Master Card, America Express)	2.95% of transaction total
Electronic bank-to-bank ("ACH payment")	\$0 per transaction												
ATM/Debit Card													
Payments less than \$1000	\$3.95 per transaction												
Payments \$1000 to \$1999.99	\$4.95 per transaction												
Payments \$2000 or more	\$9.95 per transaction												
Credit Card (Visa, Master Card, America Express)	2.95% of transaction total												
<b>Court Costs, Legal Fees, and Attorney's Fees in the Event of Default</b>	Varies – see court costs and fees on Maryland Judiciary Website ( <a href="https://www.mdcourts.gov/courts/feeschedules">https://www.mdcourts.gov/courts/feeschedules</a> ); Attorney's fees as awarded by court												
<b>Utilities - Water, Sewer, Gas</b>	Ratio Utility Billing System: Utility charge varies based on apartment size and occupancy. A copy of the last two utility bills issued to Lessor can be reviewed on the community's website. To obtain the average monthly bill for all dwelling units in the property in the previous calendar year, by utility, see Utility Addendum or contact Resident Services.												
<b>RUBS Administrative Fee</b>	\$1 per month for water & sewer; \$1 per month for gas												
<b>Utilities - Electric</b>	Resident is responsible for establishing and paying the account directly with the service provider (PEPCO).												
<b>Electric Monthly Administrative Charge</b>	\$25 per utility, per month in the event Lessor is billed by the service provider due to Resident's failure to engage and maintain Direct Meter Utility Service as required by the Lease Agreement												
<b>Cable and Internet</b>	Resident is responsible for arranging and paying for cable and/or internet service with a service provider.												

<p><b>Renters Insurance</b></p>	<p>Optional Renters Insurance Coverage* (if applicable):  Range<sup>1</sup> \$14.50-\$17.00  Liability Coverage Upon Default ("PVI")<sup>**</sup>: \$10.75</p> <p>* Optional enrollment to secure personal liability coverage and personal property coverage selected by Resident.</p> <p>** Personal liability insurance coverage that may be obtained automatically on Resident's behalf should Resident fail to obtain, maintain, and provide proof of insurance coverage as required by the Lease Agreement. PVI <u>does not include any personal property coverage</u> that protects Resident's property.</p>
<p><b>Resident Parking Fee</b></p>	<p>Resident is responsible for registering with Lessor's designated parking vendor and remit the applicable Parking Fee directly to such vendor.</p> <p>As of the date of this Schedule, the resident parking fees assessed by Lessor's current parking vendor are as follows<sup>2</sup>:</p> <ul style="list-style-type: none"> <li>▪ Standard Vehicles: \$35.10 per vehicle annually (limited to one vehicle per leaseholder)</li> <li>▪ Commercial Vehicles: Additional \$200 per vehicle annually</li> </ul> <p>Lessor reserves the right to change the designated parking vendor at its discretion and/or adjust the parking fee, provided prior notice is given in accordance with applicable law.</p>
<p><b>Visitor Parking Fee</b></p>	<p>Resident is responsible for registering with Lessor's designated parking vendor and remit the applicable Parking Fee directly to such vendor.</p> <p>As of the date of this Schedule, the visitor parking fees assessed by Lessor's current parking vendor are as follows<sup>3</sup>:</p> <ul style="list-style-type: none"> <li>▪ Annual Visitor Parking Pass<sup>4</sup>: \$35 per apartment, limited to one pass annually. This pass permits one designated vehicle to park without additional charge for up to seven (7) nights per month.</li> <li>▪ Additional Visitor Parking: After the included seven nights, the registered vehicle will incur a fee of \$5.00 per 24-hour period, plus any applicable charges imposed by the parking vendor.</li> </ul>

<sup>1</sup> For the most up-to-date information, please contact Resident Services and see the Renters Insurance Addendum.  
<sup>2</sup> For the most up-to-date information, please contact Resident Services and see the Parking Policy.  
<sup>3</sup> For the most up-to-date information, please contact Resident Services and see the Parking Policy.  
<sup>4</sup> Unused visitor passes expire at the end of each month and do not carry over.

<b>Animal Fee</b>	\$50 per month for each approved animal (maximum of two approved animals per apartment) <sup>5</sup>
<b>Laundry Card</b>	\$5 per card, payable directly to CSC or the laundry equipment vendor designated by Lessor
<b>Lock Replacement Fee</b>	\$35 per lock
<b>Lost Key Fee</b>	\$5 for each apartment key \$25 for each laundry key \$5 for each mailbox key
<b>Pest Control Cancellation</b>	Actual costs charged to Lessor by a pest control servicer for cancellation due to Lessee's failure to prepare or provide adequate access to the Leased Premises for treatment
<b>Damages</b>	The actual costs incurred by Lessor, up to the maximum amount permitted under applicable law
<b>Optional Alterations Upon Request</b>	Upon Lessee's request and Lessor's approval to change, modify, or alter any part of the Leased Premises, the actual costs incurred by Lessor for such alteration

---

<sup>5</sup> For the most up-to-date information, please contact Resident Services and see the Animal Policy.