

THE SHEFFIELD

3002 – 3012 N 40TH St. Phoenix AZ, 85018

We believe in being transparent about costs. Below you'll find a breakdown of the fees that may apply during your residency—some are mandatory, while others depend on your choices or circumstances.

PRE-LEASE FIXED CHARGES

Application Fee:	\$75	Per applicant/one-time	Required
<i>Cover's background check and resident application.</i>			
Administration Fee :	\$200	Per applicant/one-time	Required
<i>Cover's administration for lease preparation.</i>			
Security Deposit (Refundable) :	\$1,000	Per applicant/one-time	Required
<i>Refundable deposit covering potential damages and unpaid rent per lease terms.</i>			
Holding Fee :	Varies	Per applicant/one-time	Optional
<i>Non-refundable fee to reserve the apartment. Credited toward the security deposit upon move-in.</i>			

HOME ESSENTIALS ROUTINE CHARGES

Amenity Fee :	1BR - \$55 2BR - \$75 3BR - \$100	Reoccurring (Monthly)	Required
<i>Administrative fee for routine common area and amenity upkeep.</i>			
Pest Control Service :	\$8	Reoccurring (Monthly)	Required
<i>Administration and coordination for community pest control services.</i>			
Utility Admin Fee :	\$4.50	Reoccurring (Monthly)	Required
<i>Covers administrative costs associated with billing and managing water utility services.</i>			
Smart Home Tech Package:	\$20	Reoccurring (Monthly)	Required
<i>Covers preventive maintenance for quarterly cleaning of appliances and air filter replacement.</i>			

SUPPLEMENTAL/ADD-ONS OPTIONAL CHARGES

Pet Fee:	\$250	Per Pet/One-Time	Optional
<i>Upfront processing fee for allowing pets in the home.</i>			
Pet Rent :	\$35	Per Pet/Reoccurring (Monthly)	Optional
<i>Monthly charge for keeping a pet in the home.</i>			
Renters Liability Admin Fee :	\$4.50	Reoccurring (Monthly)	Optional
<i>Covers administrative and compliance associated with renters' liability coverage.</i>			

SITUATIONAL CHARGES

Lease-Break/Buyout Fee :	2x Monthly Rent	Per occurrence	Situational
<i>Buyout for ending lease agreement before its scheduled end date.</i>			
Month to Month Fee :	Varies	Per occurrence	Situational
<i>Monthly fee incurred until lease agreement is renewed.</i>			

SITUATIONAL FEE'S

Intra-Community Transfer Fee :	75% of base rent	Per occurrence	Situational
<i>Charge for transferring to another home within the same community.</i>			
Late Fee :	\$50 Initial Fee \$10 per day thereafter	Per occurrence	Situational
<i>Penalty for rent or fee payments made after the due date.</i>			
Lease Violation Fee :	Varies	Per occurrence	Situational
<i>Fee for non-compliance with lease terms or community policies.</i>			
Pet Lease Violation Fee :	Varies	Per occurrence	Situational
<i>Fee issued for unauthorized pets or violations of pet policy.</i>			
Legal / Eviction Fee :	Varies	Per occurrence	Situational
<i>Costs associated with an eviction proceeding.</i>			
Renters Insurance Non-Compliance :	\$50	Per occurrence	Situational
<i>Fee for not maintaining required renter's liability insurance coverage.</i>			

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. Residents are responsible for damage 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 the internet, as specified in the lease agreement. This worksheet may not include fees or costs charged directly by third parties (such as utility expenses billed directly by the utility or resident insurance policies if obtained independently by the resident). Although these charges may arise during the course of leasing a unit, they are set, billed, and collected independently by third parties, not the property.