

# THE SHEFFIELD

3002 – 3012 N 40<sup>TH</sup> 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 :   | <b>1BR</b> - \$55   <b>2BR</b> - \$75   <b>3BR</b> - \$150 | 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> |  |                       |          |
| Smart Home Tech Package:  | \$25   | Reoccurring (Monthly) | Required |
| <i>Covers the maintenance servicing of software.</i>                        |  |                       |          |

## SUPPLEMENTAL/ADD-ONS OPTIONAL CHARGES

|  |       |                               |          |
|--|-------|-------------------------------|----------|
| Pet Fee:   | \$200 | 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>         |       |                               |          |

## 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>             |  |                |             |
| 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>          |  |                |             |

## SITUATIONAL FEE'S

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|  |        |                |             |
|--|--------|----------------|-------------|
| Lease Violation Fee :<br><i>Fee for non-compliance with lease terms or community policies.</i>                       | Varies | Per occurrence | Situational |
| Pet Lease Violation Fee :<br><i>Fee issued for unauthorized pets or violations of pet policy.</i>                    | Varies | Per occurrence | Situational |
| Legal / Eviction Fee :<br><i>Costs associated with an eviction proceeding.</i>                                       | Varies | Per occurrence | Situational |
| Renters Insurance Non-Compliance :<br><i>Fee for not maintaining required renter's liability insurance coverage.</i> | \$50   | Per occurrence | Situational |

*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.*