

# HYDE PARK APARTMENTS

## FEE GUIDE

To help you plan for living at Hyde Park, please see the list of resident fees that you may be charged as a resident. The fees cover your services and amenities and help keep Hyde Park a wonderful community to come home to. Your monthly costs will include Base Rent, Utilities, Service Fees, and any Optional Amenities Fees for amenities you choose to use. As a resident of the Hyde Park community, you also are required to have liability insurance, and you can choose to work with AIR Communities or an independent third-party insurance provider to provide the necessary property protection.

|  JOINING THE COMMUNITY | AMOUNT             | FREQUENCY | TYPE     |
|---------------------------------------------------------------------------------------------------------|--------------------|-----------|----------|
| Non Refundable / One Time Admin Fee                                                                     | \$250.00           | One-Time  | Required |
| Application Fee                                                                                         | \$70.00            | One-Time  | Required |
| Security Deposit (Refundable)                                                                           | \$500.00-\$1000.00 | One-Time  | Required |

|  UTILITIES | AMOUNT | FREQUENCY | TYPE     |
|---------------------------------------------------------------------------------------------|--------|-----------|----------|
| Energy Conservation Fee                                                                     | \$5.15 | Monthly   | Required |
| Utilities – Electric                                                                        | Varies | Monthly   | Required |
| Utilities – Gas                                                                             | Varies | Monthly   | Required |
| Utilities – Pest Control                                                                    | Varies | Monthly   | Required |
| Utilities – Sewer                                                                           | Varies | Monthly   | Required |
| Utilities – Trash                                                                           | Varies | Monthly   | Required |
| Utilities – Water                                                                           | Varies | Monthly   | Required |

|  SERVICE & AMENITIES | AMOUNT           | FREQUENCY | TYPE     |
|---------------------------------------------------------------------------------------------------------|------------------|-----------|----------|
| Parking                                                                                                 | \$55.00-\$285.00 | Monthly   | Optional |
| Pet Fee                                                                                                 | \$400.00         | One-Time  | Optional |
| Monthly Pet Rent                                                                                        | \$30.00-\$55.00  | Monthly   | Optional |
| Storage Space                                                                                           | \$5.00-\$20.00   | Monthly   | Optional |

|  INSURANCE | AMOUNT  | FREQUENCY | TYPE     |
|-----------------------------------------------------------------------------------------------|---------|-----------|----------|
| Minimum Liability Insurance – Admin Fee                                                       | \$10.00 | Monthly   | Optional |
| Minimum Liability Insurance                                                                   | \$8.55  | Monthly   | Optional |
| Point of Lease (POL) insurance                                                                | \$13.55 | Monthly   | Optional |

| ↔ SITUATIONAL FEES      | AMOUNT         | FREQUENCY   |
|-------------------------|----------------|-------------|
| Late Fee                | 5.00% * Rent   | Situational |
| Notice Fee              | 3.33% * Rent   | Situational |
| NSF Check Fee           | \$75.00        | Situational |
| Short Term Renewal Rent | 25.00% * Rent  | Situational |
| Smoking Fine            | Varies         | Situational |
| Termination Fee         | 300.00% * Rent | Situational |
| Transfer Fee            | 50.00% * Rent  | Situational |