

Twelve12
Schedule of Fees

| Transaction Description | Frequency | Required/Rentable | Twelve12 |
|---|-----------|------------------------|--|
| Required Fees | | | |
| Application Fee | One-Time | Required | \$50 |
| Amenity Fee (Per Household) | One-Time | Required | \$400 |
| Security Deposit** | One-Time | Required | \$750 |
| Utility Responsibility and Related Fees | | | |
| Common Area Electric, Gas, Stormwater, Trash | Monthly | Required | Allocated |
| Conservice Account Activation Fee | One-Time | Required | \$15 |
| Conservice Account Billing Service Fee | Monthly | Required | \$4 |
| Conservice Account Final Bill Fee | One-Time | Required | \$15 |
| Electric | Monthly | Required | Directly metered |
| Metergy Account Activation Fee | One-Time | Required | \$16.95 |
| Metergy Account Administration Fee | Monthly | Required | \$7.45 |
| Metergy Account Final Bill Fee | One-Time | Required | \$16.95 |
| Sewer | Monthly | Required | Submetered |
| Water | Monthly | Required | Submetered |
| Optional Fees | | | |
| Renter's Liability Insurance (If proof of third-party coverage is not provided. This only applies to market and market voucher residents)* | Monthly | Rentable | \$16.75 |
| Parking (Per Vehicle) | Monthly | Rentable | \$300 (unreserved) \$375 (reserved) \$450 (tandem) |
| Pet Rent (Per Pet) | Monthly | Rentable | \$65 |
| Non-Refundable Pet Fee | One-Time | Rentable | \$500 |
| Storage (Bike) (Per Bike) | Monthly | Rentable | \$35 |
| Storage (Lockers) (Per Locker) | Monthly | Rentable | \$75 - \$95 |
| Administrative and Lease Violation Fees | | | |
| Lease Buyout/Early Termination Fee (if requested by resident) | One-Time | Situational | 2 months' rent |
| Key Replacement | As Needed | Lease Violation Charge | \$75-fob \$15 - mailbox \$75 - garage remote \$50 - unit lock |
| Late Charge | As Needed | Lease Violation Charge | 5% of monthly rent |
| Unit Transfer Fee | As Needed | Required | one month's rent |
| NSF Check Fee | As Needed | Lease Violation Charge | \$50 |
| Utilities Not Transferred | As Needed | Lease Violation Charge | \$50 |

* Residents who fail to provide proof of coverage will be automatically enrolled in the Property's insurance policy at the specified monthly rate. For more information, please refer to the Insurance Lease Addendum.

** Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum.

This Schedule of Fees may not include all fees and expenses you may incur during your tenancy. It does not include charges you may bear responsibility for in the event of a breach of your Lease. Such charges might include but are not limited to late fees, charges for violations of community rules, damage charges, reasonable attorney's fees and other costs incurred in the event of a breach of your Lease. If you have received a concession, please note that a breach of your Lease may require you to pay back the value of the concession. This Schedule of Fees is subject to change from time to time, as permitted under the Lease and applicable law.