

Loft23

Schedule of Fees

Transaction Description	Frequency	Required/Rentable	Loft23
Required Fees			
Application Deposit	One-Time	Required	\$1,000
Utility Responsibility and Related Fees			
Electric	Monthly	Required	Directly Metered
Optional Fees			
Renter's Liability Insurance	Monthly	Rentable	\$16.75
Pet Rent (Per Pet)	Monthly	Rentable	\$40 (Cat) \$85 (Dog)
Storage Lockers	Monthly	Rentable	\$90
Administrative and Lease Violation Fees			
Lease Buyout/Early Termination Fee (if requested by resident)	Per Occurrence	Situational	2 months' rent
Lease Modification	Per Occurrence	Situational	\$250 \$25 (Mail Key)
Key Replacement	Per Occurrence	Lease Violation Charge	\$50 (Fob) \$75 (Building Fob)
Lockout Fee	Per Occurrence	Situational	\$100
Late Charge	Per Occurrence	Lease Violation Charge	10% of monthly rent
Transfer Fee	Per Occurrence	Situational	1 month's rent
Smoking Violation	Per Occurrence	Lease Violation Charge	\$500
NSF - Returned Check Fee	Per Occurrence	Lease Violation Charge	\$50
Utilities Not Transferred (Admin Fee)	Per Occurrence	Lease Violation Charge	\$10
Utilities Not Transferred (Electric Usage)	Per Occurrence	Lease Violation Charge	Allocated Based on Usage

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. Residents must provide proof of coverage or opt in the Property's insurance policy at the specified monthly rate. For more information, please refer to the Insurance Lease Addendum.