

Vela: Schedule of Charges

The following chart provides details about charges for residents that help enable various services and amenities at Vela.

Transaction Description	Frequency	Required/Rentable	Amount
Required Charges			
Application Fee	One-Time	Required	\$50
Amenity Fee (Per Household)	Annual	Required	\$550 (one bedroom) \$750 (two- and three-bedrooms)
Security Deposit¹	One-Time	Required	\$500
Utility Responsibility and Related Fees			
Common Area Gas and Trash	Monthly	Required	Allocated
Conservance Account Activation Fee	One-Time	Required	\$15
Conservance Account Billing Service Fee	Monthly	Required	\$4
Conservance Account Final Bill Fee	One-Time	Required	\$15
Electric	Monthly	Required	Directly metered
In-Unit Heating and Cooling (HVAC)²	Monthly	Required	Submetered
Metergy Account Activation Fee	One-Time	Required	\$16.95
Metergy Account Administration Fee (Water)	Monthly	Required	\$8.00
Metergy Account Administration Fee (HVAC)³	Monthly	Required	\$3.50
Metergy Account Final Bill Fee	One-Time	Required	\$16.95
Sewer	Monthly	Required	Submetered
Water	Monthly	Required	Submetered
Optional Charges			
Renter's Liability Insurance⁴	Monthly	Rentable	\$15
Parking (Per Vehicle)	Monthly	Rentable	\$325
Pet Rent (Per Animal)	Monthly	Rentable	\$65
Non-Refundable Pet Fee (Per Household)	One-Time	Rentable	\$500
Storage (Lockers) (Per Locker)	Monthly	Rentable	\$75

[Schedule of Charges continues on next page]

¹ Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum.

² HVAC charge is effective for new leases starting on or after October 1, 2025,

³ The Metergy Account Administration Fee (HVAC) is effective for new leases starting on or after October 1, 2025, and renewal leases starting on or after January 1, 2026.

⁴ Residents are required to have renter's insurance with at least \$100,000 in personal liability insurance for the duration of their lease. The purpose of this requirement is, among other things, to protect residents' personal belongings and ensure residents are not on the hook for accidental damage to their property or potential losses related to their apartment. Residents may either seek out their own renter's insurance, or enroll in Brookfield's renter's insurance program through LeaseTrack. 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 that is part of your Lease.

Vela: Schedule of Charges (Continued)

Transaction Description	Frequency	Required/Rentable	Amount
Administrative and Lease Violation Charges			
Lease Buyout/Early Termination Fee⁵	One-Time	Situational	2 months' rent
Key Replacement	Per Occurrence	Lease Violation Charge	\$35 - mailbox \$100 - sticker
Late Charge	Per Occurrence	Lease Violation Charge	5% of monthly rent
Unit Transfer Fee	Per Occurrence	Situational	One month rent
Lock Out Fees (After 6 pm)	Per Occurrence	Lease Violation Charge	\$50
NSF Check Fee	Per Occurrence	Lease Violation Charge	\$50
Utilities Not Transferred	Per Occurrence	Lease Violation Charge	\$50

⁵ If requested by resident.