

MAKING FLATIRON YOUR HOME



Keys. Comfort. Clarity.

Welcome to your GMH Community! To make leasing and budgeting easier, we've created a property-specific fee schedule. Below, you'll find all potential fees based on the options and add-ons you select during the application process. Our goal is transparency—just add your lease's base rent to any chosen add-ons to estimate your total monthly cost.

ADMINISTRATIVE FEES:

Administration Fee	\$100.00	per lease/one-time	required
Application Fee	\$50.00	per lease/one-time	required
Deferred Rent	2 months	per lease/one-time	optional

ESSENTIALS:

Landlord Administered Protection Program	\$15.00	per installment	optional
Positive Credit Reporting Services	\$6.00	per installment	optional
Third Party Guarantor Waiver Program	varies	per installment	optional
Utility Admin Fee	\$60.00	per lease/annual	required
Utility - Electricity	usage	per installment	required
Utility - Water	included	per installment	required
Telecom Fee	\$120	annually	required

OPTIONAL ADD-ONS

Garage Parking	\$75.00	per installment	optional
Reserved Parking	\$150.00	per pet/lease	optional
Pet Fee	\$250.00	per pet/lease	optional
Pet Rent	\$25.00	per pet/month	optional

ADDITIONAL POSSIBLE FEES:

Unit Key Replacement	\$50.00	per occurrence	
Bedroom Key Replacement	\$50.00	per occurrence	
Mailbox Key Replacement	\$50.00	per occurrence	
Relet Fee	80% of rent	per occurrence	
Direct Transfer Fee	\$300.00	per occurrence	
Returned Payment Fee (NSF)	\$25.00	per occurrence	
Legal/Eviction Fees	varies	per occurrence	
Late Fee	10% of rent on the 5 th , maximum of \$150		

Please reach out to our on-site team with any questions about your monthly installment.

Fees are subject to change prior to lease execution. Fees in your lease agreement will always be considered most up to date amounts. This document is not an addendum or modification to your lease agreement. Security deposits and deferred rent are based on screening results. Security deposits amount to not exceed state maximum.