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
Homebody Guaranty Waiver	varies	per lease/monthly	conditional
Homebody Guaranty Waiver Enrollment	$25.00	per lease/one-time	conditional

ESSENTIALS:

Landlord Administered Protection Program	$16.00	per installment	optional
Positive Credit Reporting Services	$6.00	per installment	optional
Utility Admin Fee	$78.00	per lease/annual	required
Utility - Electricity	usage	per installment	required
Utility - Water	included	per installment	required
Telecom Fee	$120.00	annually	required

OPTIONAL ADD-ONS

Garage Parking	$75.00	per installment	optional
Reserved Parking	$150.00	per installment	optional
Pet Fee	$250.00	per pet/lease	optional
Pet Rent	$25.00	per pet/month	optional
PetClear Registration	$30.00	per pet/annual	optional

ADDITIONAL POSSIBLE FEES:

Unit Key Replacement	$50.00	per occurrence
Mailbox Key Replacement	$50.00	per occurrence
Garage Tag Replacement	$50.00	per occurrence
Resident Replacement Fee	$500.00	per occurrence
Direct Transfer Fee	$300.00	per occurrence
Returned Payment Fee (NSF)	$25.00	per occurrence
Legal/Eviction Fees	$156.00	per occurrence
Late Fee	10% of rent on the 5th	

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.

GMH COMMUNITIES™

EQUAL HOUSING OPPORTUNITY