



MAKING THE COURTS 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
Standard Security Deposit	\$500.00	per lease/one-time	optional
Conditional Security Deposit	1 Month	per lease/one-time	optional

ESSENTIALS:

Landlord Administered Protection Program	\$14.00	per month	optional
Positive Credit Reporting Services	\$6.00	per month	optional
Utility Admin Fee	\$10.00	per lease/one-time	required
Monthly Utility Admin Fee	\$5.23	per lease/monthly	required
Utility - Electricity	usage	per month	required
Utility - Water	usage	per month	required
Utility - Sewer	usage	per month	required
Utility - Trash	\$10.00	per month	required
Utility - Gas	usage	per month	required

OPTIONAL ADD-ONS:

Parking Space	\$50.00	per month	optional
Pet Rent	\$35.00	per pet/month	optional
Pet Fee	\$350.00	per pet/lease	optional
PetScreening Registration	\$25.00	per pet/annually	optional

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.





ADDITIONAL POSSIBLE FEES:

Unit Key Replacement	\$15.00	per occurrence
Access Fob Replacement	\$60.00	per occurrence
Mailbox Key Replacement	\$15.00	per occurrence
Lockout Fee	\$50.00	per occurrence
Relet Fee	1 Month + \$1,100	per occurrence
Direct Transfer Fee	\$1,500.00	per occurrence
Returned Payment Fee (NSF)	\$50.00	per occurrence
Legal/Eviction Fees	varies	per occurrence
Late Fee	10% of rent on the 6th	
Lease Violation Fees	\$250/\$500/\$1,000	

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