

THE MASON FEE GUIDE

Welcome! We've compiled a straightforward guide outlining the various charges you might encounter as a current or prospective resident. Our aim is to give you a clear picture of what your initial and monthly costs might be in addition to your base rent.



MOVE-IN BASICS

Application Fee	Waived	Per Occupant
Security Deposit	\$500 or deposit alternative	One Time Fee



UTILITIES

Electric	Varies	Monthly
Water	Per unit/per person	Monthly
Sewage	Per unit/per person	Monthly
Trash	\$25	Valet, Sunday - Thursday
Pest Control	\$5	Monthly
Utility Admin Billing Fee	Up to \$5.50	Monthly



PERSONALIZED ADD-ONS

Pet Deposit	\$350	Per Pet
Pet Fee	\$25	Monthly
Parking Fee	\$25	Decal at Move-in



SITUATIONAL ADD-ONS

Late Rent Fee	5% of Rental Payment	Per Occurrence
Insufficient funds	\$35	Per Occurrence
Move In Fee	Pro Rate Amount	Based on move-in date
Lease Buy-out / Cancellation Fee	Accelerated Rent	N/A
Lease Re-letting Fee	N/A	Not Allowed
Insurance Non-Compliance Fee	\$25	N/A



KEY/DEVICE REPLACEMENT FEES

Lockout Fee - After Hours	\$150	Per Occurrence
Key Fob Replacement	\$75	Per Occurrence
Mailbox Key Replacement	\$45	Per Occurrence