PORTICO PROPERTY MANAGEMENT

Fee Schedule Guide for: The Pines on Spring Rain

Thank you for your interest in our community.

To provide full transparency, we've outlined the typical costs you can expect as a new resident. This includes both upfront leasing fees and ongoing monthly charges during your initial lease term. Please note that fees are subject to change until an application and lease are finalized. We hope this breakdown helps you plan with confidence as you find the apartment home that fits your budget.

Application Related Fees

Application Fee (non-refundable)	$ 60.00	per applicant (NR)	required
Administrative Fee (non-refundable)	$ 150.00	per unit (NR)	required
Apartment Deposit (refundable)	$ 0.00	per unit (R)	required
Apartment Deposit – Additional	Amount is determined based on screening Results		Conditional

**A traditional security deposit option is available in lieu of the Deposit Free Living fee shown below, in an amount up to one month's rent. Please contact the leasing office to select this option.*

Pet Related Fees *(Required for pet owners)*

Pet Deposit (refundable)	n/a	per pet/one-time	optional
Pet Fee (non-refundable)	$ 400.00	per pet/one-time	optional
Pet Rent	$ 20.00	per pet/month	optional
Pet Screening (per dog/cat) (if applicable)	n/a	Annual fee/per pet	optional

Monthly Fees + Base Rent *(if dollar amt. is provided, the monthly fee is required)*

Deposit Free Living Fee	$ 38.00	per unit/month
Amenity Fee	$ 15.00	per unit/month
Valet and/or Trash Collection	$ 28.00	per unit/month
Pest Control	$ 8.00	per unit/month
Boiler	n/a	per unit/month
Liability Waiver Program	$ 15.00	per unit/month
Package Mgmt.	n/a	per unit/month
Technology Fee	$ 50.00	per unit/month
Utility Billing Fee	$ 4.17	per unit/month
Stormwater admin fee	n/a	per unit/month
Gas admin fee	n/a	per unit/month
Utilities-Water/Gas/Sewer/Stormwater	amount varies	per unit/month

Elective Fees (Add-On Services)

Storage Units	$ 25.00	per storage/month	optional
Covered Parking	$ 45.00	per space/month	optional
Private Garage	$ 85.00	per garage/month	optional
Reserved Parking Space	$ 25.00	per space/month	optional

If you have any questions about fees or the leasing process, our team is happy to help. Please note that a quote is not a lease and does not guarantee availability. This form does not alter the lease agreement, and additional fees may apply as outlined in the application or lease.

Date of Issuance: 8/13/2026 v. 3.3