

MAKING THE CASWELL YOUR HOME

The Caswell
AT RUNNymeade

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:

Application Fee	\$50.00	per applicant/one-time	required
Standard Security Deposit	\$500.00	per lease/one-time	required
Conditional Security Deposit	1 Month	per lease/one-time	optional

ESSENTIALS:

Landlord Administered Protection Program	\$14.00	per month	optional
Monthly Utility Admin Fee	\$6.00	per month	optional
Positive Credit Reporting Services	\$5.00	per lease/month	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
Amenity Fee (paid at move in)	\$300.00	per lease	required

OPTIONAL ADD ONS:

Garage Parking	\$50.00	per month	required
Additional Garage Parking	\$100.00	per month	optional
Lot Parking	\$50.00	per month	optional
EV Parking	\$150.00	per month	optional
Pet Rent	\$35.00	per pet/month	optional
Pet Fee	\$350.00	per unit	optional
Large Storage Locker	\$150.00	per month	optional
Small Storage Locker	\$100.00	per month	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.

GMH COMMUNITIES®



ADDITIONAL POSSIBLE FEES:

Garage Sticker Replacement	\$15.00	per occurrence
Mailbox Key Replacement	\$10.00	per occurrence
Direct Transfer Fee	\$500.00	per occurrence
Returned Payment Fee (NSF)	\$60.00	per occurrence
Buyout/Cancellation Fee	varies	per occurrence
Legal/Eviction Fees	varies	per occurrence
Late Fee	10% of rent due on the 6th	
Lease Violation Fees	varies, up to \$500	per occurrence

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.

GMH COMMUNITIES®

