

# WELCOME HOME

## FEE GUIDE FOR THE LARKING

The Larking team is excited to have you as a new resident! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be.



### MOVE-IN

Application Fee	\$50.00	Per Adult Applicant
Holding Fee	\$550.00	Nonrefundable after 24 hours
Admin/Redecoration Fee	\$150.00	Per Apartment
Security Deposit	\$550.00 Tier 1	1-Month's Rent Tier 2



### UTILITIES

Renter's Insurance	\$20.00	LeaseTrack
Pest Control	\$2.00	Billed with Conservice.
Electric	Billed Back Based on Usage	Billed with Conservice.
Gas	Billed Back Based on Usage	Billed with Conservice.
Trash	Billed Back Based on Usage	Billed with Conservice.
Water/Sewer	Billed Back Based on Usage	Billed with Conservice.



### PETS

One-Time Pet Fee	\$500.00	Per Apartment
Pet Rent	\$50.00	Pet Pet, 2 Pet Maximum
Pet Deposit	\$0.00	None



### ADDITIONAL FEES

Internet Required	\$50.00	Xfinity
Internet Optional	n/a	
Garage Parking	\$195.00	Reserved Space
EV Garage Parking	\$275.00	Limited Availability
Community Fee	\$50.00	Per Apartment
Utility Administration	\$8.00	Billed with Conservice.

*Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Resident is responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the lease. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.*