FEE BREAKDOWN

The 250 Residences

For transparency, we've put together a list of fees you may pay as a resident. Some of these fees are required, and others are optional. In order to calculate the total monthly expense of renting your apartment home, take your unit's "Base Rent" (i.e., the monthly cost of your apartment home without factoring in any additional fees), and add in any fixed costs, usage-based expenses, and optional extras. As you will see, some fees are "fixed," meaning that the amount does not change, and others are subject to external factors making it difficult to predict exact monthly costs (e.g., utility usage; optional/situational fees). If you have any questions, please reach out to us directly – we would love to hear from you!

Date of Issuance: 11/02/2026

FEE TYPE	COST	FREQUENCY	STATUS
REQUIRED PRE-LEASE – FIXED The below costs are required as part of every rental application.			
Admin Fee – Administrative processing fee to cover lease preparation.	**$200.00**	**Per unit / one-time**	**Required**
Application Fee – Fee to process rental application and background check	**$25.00**	**Per applicant / one-time**	**Required**
Security Deposit (Refundable) - Refundable deposit covering potential damages and unpaid rent per lease terms.	**$1,250.00**	**Per unit / one-time**	**Required**
Security Deposit Alternative - Alternative to a standard security deposit typically issued through a surety bond.	**$35.00**	**Per unit / month**	**Required**
REQUIRED HOME ESSENTIALS – FIXED The below costs are required for every lease.			
Parking - Fee for reserved or designated parking space use and maintenance	**$125.00/$75.00**	**Per vehicle / month**	**Required**
Pest Control Services - Regular pest prevention and treatment services.	**$5.00**	**Per unit / month**	**Required**
Trash Services – **Doorstep -** Fee for doorstep trash and recycle pickup service.	**$30.00**	**Per unit / month**	**Required**
REQUIRED HOME ESSENTIALS – USAGE-BASED The below costs are usage-based and required for every lease.			
Common Area Utilities - Shared utility costs in community common areas.	**Usage-based**	**Per unit or occupant / month**	**Required**
Renter Liability - Third Party – Expense related to required liability coverage through a third-party provider.	**Varies**	**Per lease holder / month**	**Required**
Trash Services - Hauling - Cost of trash collection, removal, and hauling services.	**Usage-based**	**Per unit / month**	**Required**
Utility - Electric – Cost of electricity usage for your apartment.	**Usage-based**	**Per unit / month**	**Required**
Utility- Gas - Cost of gas usage for your apartment.	**Usage-based**	**Per unit / month**	**Required**
Utility - Stormwater / Drainage – Local stormwater management and drainage system fee.	**Usage-based**	**Per unit / month**	**Required**
Utility - Water / Sewer - Water usage and wastewater removal costs.	**Usage-based**	**Per unit / month**	**Required**

ADD-ONS / SUPPLEMENTAL

The below costs are supplemental, or needs based.

Amenity / Clubhouse Rental Deposit (Refundable) - Refundable deposit for potential damages during a clubhouse rental.	**$250.00**	**Per occurrence**	**Optional**
Amenity / Clubhouse Rental Fee - Fee for reserving the community clubhouse for events or gatherings.	**$175.00 (2-hours)**	**Per occurrence**	**Optional**
Office Suite Rental - Private office space rented monthly	**Premium Office | $275.00** **Standard Office | $200.00**	**Per month**	**Optional**
Bike Storage - Monthly fee for bicycle storage.	**Free**	**Per unit / month**	**Optional**
Guest Suite Rental - Nightly charge for reserving an on-site guest suite.	**$150.00**	**Per night / occurrence**	**Optional**
Pet Screening - Registration fee for the pet screening step of the application process.	**$30.00**	**Per pet / one-time**	**Optional**
Pet Fee - Fee for allowing pets in the home.	**$400.00**	**Per pet / one-time**	**Optional**
Pet Rent - Monthly charge for keeping a pet in the home.	**$25.00**	**Per pet / month**	**Optional**
Renters Liability / Content – **Property Program -** fee for renter's liability insurance coverage.	**$25.00**	**Per unit / month**	**Optional**
Rent Payment Credit Building Service - Build credit by paying rent on time while gaining access to personalized budgeting tools and financial education resources.	**$8.95 / Individual** **$14.95 / Multi-Occupant**	**Per unit / one-time**	**Optional**
Storage Space Rental - Fee for an on-site storage unit.	**$25/50/75**	**Per Storage / month**	**Optional**

SITUATIONAL FEES

The below costs are situationally based.

Concession Repayment – Tenant repayment of rent discounts if lease terms are not met.	**Varies**	**Per occurrence**	**Situational**
Early Lease Termination / Buyout - Buyout for ending lease agreement before its scheduled end date.	**2x Rent**	**Per occurrence**	**Situational**
Lease Violation - Fee for non-compliance with lease terms or community policies.	**Varies**	**Per occurrence**	**Situational**
Legal / Eviction Fee - Costs associated with an eviction proceeding.	**Varies**	**Per occurrence**	**Situational**
Parking EV Charging - Fee for on-site electric vehicle charging access.	**Varies**	**Optional**	**Situational**
Pet / Animal Lease Violation - Fee issued for unauthorized pets or violations of pet policy.	**Varies**	**Per occurrence**	**Situational**
Utility – **Vacant Cost Recovery -** Utility costs incurred while the unit was unoccupied.	**Usage-based**	**Per occurrence**	**Situational**
Utility – **Non-transferred Utility Fee -** Charge for utility costs not moved to resident's name.	**Usage-based**	**Per occurrence**	**Situational**

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. Residents are responsible for damage 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 the internet, as specified in the lease agreement. This worksheet may not include fees or costs charged directly by third parties (such as utility expenses billed directly by the utility, resident insurance policies if obtained independently by the resident, or fees associated with payment method, including credit or debit card processing fees). Although these charges may arise during the course of leasing a unit, they are set, billed, and collected independently by third parties, not the property.