MAKING THE COVE YOUR HOME

THREE 19 BRAGG

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:

Administration Fee	$299.00	per lease/one-time	required
Application Fee	$75.00	per lease/one-time	required
Homebody Guaranty Waiver	varies	per lease/monthly	conditional
Homebody Guaranty Waiver Enrollment	$25.00	per lease/one-time	conditional

ESSENTIALS:

Landlord Administered Protection Program	$16.00	per installment	optional
Positive Credit Reporting Services	$6.00	per installment	optional
Utility Admin Fee	$78.00	per lease/annual	required
Utility - Electricity	usage	per installment	required
Utility - Water	usage	per installment	required

OPTIONAL ADD-ONS

General Parking	$15.00	per installment	optional
Surface Reserved Parking	$25.00	per installment	optional
Garage Reserve Parking	$50.00	per installment	optional
Pet Fee	$350.00	per pet/lease	optional
Pet Rent	$35.00	per pet/installment	optional
PetClear Registration	$30.00	per pet/annually	optional

ADDITIONAL POSSIBLE FEES:

Unit Fob Replacement	$75.00	per occurrence
Parking Tag Replacement	$50.00	per occurrence
Mailbox Key Replacement	$25.00	per occurrence
Resident Replacement Fee	$500.00	per occurrence
Direct Transfer Fee	$300.00	per occurrence
Returned Payment Fee (NSF)	$25.00	per occurrence
Legal/Eviction Fees	varies	per occurrence
Late Fee	$25.00 on the 5th. $10 daily after the 5th.	

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.

GMH COMMUNITIES™

EQUAL HOUSING OPPORTUNITY