

61NINETY WEST

We provide a clear understanding of all financial obligations associated with residing in our community. This guide outlines all potential fees and charges.



APPLICATION & MOVE-IN COSTS

These one-time fees are typically due upon application or at the time of lease signing.

FEE TYPE	AMOUNT	DESCRIPTION
Application Fee	\$75 per applicant	Non-refundable fee for screening
Administration Fee	\$250 per household	Only refundable if denied or canceled within 24 hours. Facilitates move in processes and reservation of unit.
Security Deposit	\$300 or equal to one month's rent	Security deposit dependent on screening results
Prorated Rent	Varies	Rent for the remainder of the move-in month. Due at moving in
Pet Fee (1st Pet)	\$350	One-time, non-refundable fee for authorized pets
Pet Fee (2nd Pet)	\$150	One-time, non-refundable fee for authorized pets



MONTHLY RECURRING FEES

These charges are billed monthly, in addition to the base rent, and are due on the 1st of every month.

FEE TYPE	AMOUNT	DESCRIPTION
Monthly Rent	Varies (By Unit)	Base charge for the apartment unit
Pest Control Fee	\$4	Monthly pest control service fee
Trash Fee	\$25	Valet Trash services
Pet Rent (per pet)	\$15	Applies to approved pets residing in the apartment
Garage	\$125	Optional monthly garage rental (based on availability)
Utility: Water/Sewer	Varies	Monthly Charges are based on MAWSS's rates and a combination of square footage of your home and the number of persons residing within



UTILITY RESPONSIBILITIES

Residents are directly responsible for setting up and maintaining the following utilities and services.

- **Electric:** Must be established in the resident's name with Alabama Power prior to moving in.
- **Renter's Insurance:** A minimum liability coverage of \$100,000 is required. Proof of policy must be provided before moving in. Failure to maintain a policy may result in a monthly non-compliance fee and/ or enrollment in a force-placed coverage program as permitted by the lease.



OTHER CHARGES AND PENALTIES

These fees are incurred based on specific circumstances or violations of the lease agreement.

FEE TYPE	AMOUNT	CONDITION / OCCURRENCE
Late Rent Fee	\$150	Rent is due by the 3rd and late fees apply on the 4th.
Returned Payment (NSF) Fee	\$35	Applied if payment is returned by the bank for any reason
Renter's Insurance Non Compliance Fee	\$75	Automatically charged on the following month for any lapse in renter's insurance.
Lease Termination Fee	One Month Rent	Applicable for early termination of the lease agreement
Insufficient Notice Fee	One Month Rent	Applicable if required notice is not provided
Lock Change or Key Replacement	\$35	Fee to replace lost or damaged keys, locks, access devices, or remotes
Gate Decal Replacement	\$50 per decal	1 decal per leaseholder issued at move in.
Pet Waste Non-Compliance	\$50	Due per occurrence
Lease Violation Fees	Per Lease Terms	Applicable for violations outlined in the lease agreement



For any questions regarding this fee schedule or your specific move-in costs, please contact the leasing office for a personalized quote. We are here to help!