FEE GUIDE

To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident at Hope + Flower. This way, you can easily see what your initial and monthly costs might be in addition to base rent.

Move-In Basics

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Application Fee	$65.86	Per Applicant	One-Time / Application	REQUIRED
Holding Deposit* – Standard Apartment Homes	$500.00	Per Unit	One-Time / Application	REQUIRED
Holding Deposit* – Skyhomes	$1,500.00	Per Unit	One-Time / Application	REQUIRED
Holding Deposit* – Penthouses	$2,500.00	Per Unit	One-Time / Application	REQUIRED
Security Deposit (Refundable)** – Standard Apartment Homes, Studios, 1BR & 1BR+Den	$750.00	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable)** – Standard Apartment Homes, 2BR & 2BR+Den	$1,000.00	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable)** – Skyhomes	$2,500.00	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable)** – Penthouses	$5,000.00	Per Unit	One-Time / Move-In	REQUIRED

* Holding deposit goes toward the total deposit amount at move-in. Refundable if application is cancelled within 48 hours of receipt or if the application is denied.
** Standard deposit with approved credit. Conditional approvals may require a deposit equivalent to one month's rent.

Essentials

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Utility – Water / Sewer / Gas / Stormwater[1]	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Utility – HVAC (RUBS)[1]	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Utility – Electric[1]	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Trash Services[2]	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Digital Concierge Fee	$5.99	Per Unit	Monthly	REQUIRED
SCEP Fee	$2.83	Per Unit	Monthly	REQUIRED
Utility – Billing Administrative Fee	$4.75	Per Unit	Monthly	REQUIRED
Renters Liability Insurance – Onni Waiver[3]	$12.00	Per Unit	Monthly	REQUIRED

Personalized Add-Ons

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Parking – Standard	$225.00	Per Rentable Item	Monthly	OPTIONAL
Parking – EV	$275.00	Per Rentable Item	Monthly	OPTIONAL
Parking – Tandem	$425.00	Per Rentable Item	Monthly	OPTIONAL
Parking – Motorcycle	$75.00	Per Rentable Item	Monthly	OPTIONAL
Pet Rent[4]	$75.00 – $120.00	Per Pet	Monthly	OPTIONAL
Storage Locker Fee	$100.00	Per Rentable Item	Monthly	OPTIONAL
Cable / Internet – Third Party Provider[5]	Varies	Per Unit	Monthly	OPTIONAL
Positive Credit Reporting Services	$1.95	Per Leaseholder	Monthly	OPTIONAL

Situational

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Intra-Community Transfer Fee[6]	50.00% of Base Rent	Per Unit	Per Occurrence	SITUATIONAL
Early Lease Termination / Cancellation	200.00% of Base Rent + Concession Payback	Per Unit	Per Occurrence	SITUATIONAL
Late Fee for Rent Payment	$100.00	Per Unit	Per Occurrence	SITUATIONAL

Date of Issuance: 10/1/2026

All fees paid to property. Unless a fee is explicitly identified as refundable, all fees are non-refundable. Security Deposit amount is subject to change based on screening results; total deposit will not exceed any legal maximum. Resident is responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in 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 guide 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 applying.

1. Utility apportionment (RUBS): monthly collective consumption allocated based on a combination of unit square footage and number of occupants.
2. Utility apportionment: divided equally among total occupied units.
3. Covers property damage up to $100,000; does not cover personal property. Resident may provide proof of their own renters insurance policy in lieu of this fee; see Lease for requirements.
4. $75.00/month for 1 pet; $120.00/month for 2 pets.
5. Available third-party providers: AT&T, Spectrum, Zentro. Contact information provided at move-in.
6. Terms and conditions apply.