

MAKING ACADEMY LINCOLN YOUR HOME

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 | \$150.00 | per lease/one-time | required |
| Application Fee | none | per lease/one-time | required |
| Deferred Rent | 1 Month | per lease/one-time | optional |

ESSENTIALS:

| | | | |
|--|---------|---------------------------|----------|
| Landlord Administered Protection Program | \$15.00 | per installment | optional |
| Positive Credit Reporting Services | \$6.00 | per installment | optional |
| Utility Admin Fee | \$60.00 | per lease/annual | required |
| Utility - Electricity | \$30.00 | allowance per installment | required |
| Utility - Water | \$10.00 | allowance per installment | required |
| Utility - Valet Trash | \$5.00 | per installment | required |

OPTIONAL ADD-ONS

| | | | |
|---------------------------|----------|-------------------------|----------|
| Garage Parking | \$55.00 | per installment | optional |
| Uncovered Parking | \$30.00 | per installment | optional |
| Pet Deposit (refundable) | \$300.00 | per pet/one-time | optional |
| Pet Fee | \$150.00 | per pet/one-time | optional |
| Pet Rent | \$35.00 | per pet/per installment | optional |
| PetScreening Registration | \$25.00 | per pet/annually | optional |
| Balcony Premium | \$25.00 | per installment | optional |

ADDITIONAL POSSIBLE FEES:

| | | |
|----------------------------|---|----------------|
| Unit Key Replacement | \$50.00 | per occurrence |
| Parking Access Replacement | \$50.00 | per occurrence |
| Mailbox Key Replacement | \$25.00 | per occurrence |
| Relet Fee | \$500.00 | per occurrence |
| Direct Transfer Fee | \$200 | per occurrence |
| Returned Payment Fee (NSF) | \$30.00 | per occurrence |
| Legal/Eviction Fees | \$330.00 | per occurrence |
| Late Fee | \$50 on the 5 th , \$10 per day after. Maximum of \$150. | |
| Lease Violation Fees | \$250/\$500/\$1,000 | |

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. Security deposits and deferred rent are based on screening results. Security deposits amount to not exceed state maximum.