

PLAN WITH CONFIDENCE

Live with Ease



Fee Guide for The Brinkley

Welcome to Marsh Properties! We're thrilled to have you here. To make things simple and transparent, we've put together a list of potential fees you may encounter as a current or future resident. This overview will help you clearly understand your initial costs and monthly expenses. By combining your base rent with the essentials and any personalized add-ons you select, you can easily plan your monthly budget. At Marsh Properties, our goal is to make budgeting stress-free and enhance your rental living experience.



COMMUNITY REQUIRED

Application Fee	\$100.00	per leaseholder / once
Administrative Fees	\$250.00	per unit / once
Authorized Occupant Application Fee	\$50.00	per occupant / once
Security Deposit	\$300.00	per unit / once
Conditional Deposit	\$1,000.00	per household / once



SITUATIONAL FEES

Non-Sufficient Funds (NSF) Fee	\$35.00	per occurrence
Transfer Fee	\$1,000.00	per occurrence
Rescreening Fee	\$100.00	per occurrence
Clubroom / Amenity Reservation	\$250.00	per reservation
Smoking Violation Fine	\$250.00 - \$500.00	per occurrence
Lost Key / Fob	\$75.00	per occurrence
Lock Change Fee	\$75.00	per occurrence
Lock Out Fee	\$50.00	per occurrence
Pet Waste Violation	\$200.00	per occurrence



TAILORED ADDITIONS

Pet Fee	\$350.00	per pet if applicable
Pet Rent	\$25.00	per pet / monthly
Storage Fees	\$50.00 - \$85.00	per rentable space / monthly
Add'l Parking Fee	\$50.00	per space / monthly



HOME ESSENTIALS

Valet Waste	\$30.00	monthly
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If you have any questions or want to discuss about your fees, our team is here to help.
Feel free to stop by, give us a call, or send a message—we're excited to assist you!



3010 Edgeview Lane, Charlotte, NC 28209 | P: 704-270-2488 | [MarshProperties.com](https://marshproperties.com)



All fees are subject to the terms of the Application for Residency and / or Lease Agreement Contract. This form does not change the lease contract or associated addenda. The required Security Deposit Amount is subject to change based upon screening results; the total security deposit required will not exceed any legal maximum. Additional fees may apply under certain circumstances as detailed in the application and / or lease agreement. These are available by request prior to the application process. Resident is responsible for establishing and maintaining required utility services, including but not limited to electricity, water, gas and internet, as specified in the lease, and insurance coverage in accordance with the Lease. Pursuant to the Lease, Resident is responsible for the cost to repair any damages that exceed ordinary wear and tear.

Date of Issuance: _____

Marsh Rep: _____