# Expense Guide - Hearthstone

44-01 Northern Boulevard Queens, NY 11101-1021

Clear details make it easier to plan ahead. This guide summarizes the fees associated with this community, so you can understand what may apply and feel confident about your next step. Have questions? Our leasing team is here to help.

## Move-In Basics

| Fee Label | Amount | Applied | Frequency / Due At | |
|---|---|---|---|---|
| Application Fee<br>*Amount to process application, initiate screening, and take a rental home off the market.* | $20.00 | Per Leaseholder | One-Time / Application | Required |
| Security Deposit (Refundable)<br>*(Refundable)*<br>*Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.* | 100.00% of Base Rent | Per Unit | One-Time / Move-In | Required |

## Essentials

| Fee Label | Amount | Applied | Frequency / Due At | |
|---|---|---|---|---|
| Community Amenity Fee<br>*Amount for community amenity use and services. Amenities vary by property. Contact the Leasing team for a full list of amenities covered by this amount.* | $75.00 | Per Leaseholder | Monthly | Required |
| Renters Liability Insurance - Third Party[1]<br>*Amount for renters liability insurance obtained through resident\'s provider of choice.*<br>⇄ *Fee paid to third party.* | Varies | Per Leaseholder | Monthly | Required |
| Utility - Billing Administrative Fee<br>*Amount to manage utility services billing.* | $5.50 | Per Unit | Monthly | Required |

## Essentials

| Fee Label | Amount | Applied | Frequency / Due At | |
|---|---|---|---|---|
| Utility - Electric - Third Party<br>*Amount for provision and consumption of electric paid to a third party.* | Usage-Based (Utilities) | Per Unit | Monthly | Required |
| Utility - Final Bill Fee<br>*Amount billed to calculate final utility statement.* | $15.00 | Per Unit | One-Time / Move-Out | Required |
| Utility - New Account Fee<br>*Amount to establish utility services.* | $15.00 | Per Unit | One-Time / Move-In | Required |

## Personalized Add-Ons

| Fee Label | Amount | Applied | Frequency / Due At | |
|---|---|---|---|---|
| Pet Fee<br>*Amount to facilitate authorized pet move-in.* | $35.00 | Per Pet/Animal | Monthly | Optional |
| Storage Space - Bicycle<br>*Amount for usage of bicycle storage space. May be subject to availability.* | $15.00 | Per Rentable Item | Monthly | Optional |
| Storage Space Rental<br>*Amount for usage of optional storage space. May be subject to availability.* | $75.00 | Per Rentable Item | Monthly | Optional |

## Situational

| Fee Label | Amount | Applied | Frequency / Due At | |
|---|---|---|---|---|
| Early Lease Termination/Cancellation<br>*Amount to terminate lease earlier than lease end date; excludes rent and other charges.* | 200.00% of Base Rent | Per Occurrence | One-Time | Situational |

## Situational

| Fee Label | Amount | Applied | Frequency / Due At | |
|---|---|---|---|---|
| Late Fee<br>*Amount for paying after rent due date; per terms of lease.* | $50.00 | Per Occurrence | Per Occurrence | Situational |
| Returned Payment Fee (NSF)<br>*Amount for returned payment.* | $20.00 | Per Occurrence | Per Occurrence | Situational |

*All fees paid to property unless indicated by ⇄ symbol. Unless a fee is explicitly identified as refundable, all fees are non-refundable. Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Resident may be responsible for maintaining insurance pursuant to 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 form 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 the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.*

*1. Price varies based on amount of coverage ^Fee does not apply to affordable units.*