

Depot on Main

Welcome to Depot on Main!! We are dedicated to providing a clear and comprehensive 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
Reservation Fee	\$225	Only refundable if denied or canceled within 24 hours. Facilitates move-in processes and reservation of unit.
Security Deposit	\$0 with Co-signer up to a Full Month	Security deposit dependent on screening results. Equal to one month's rent, if required.
Parcel Pending	\$25 Initial Set Up	One time initial set up fee
Pet Fees	\$400/pet	One-time, non-refundable fee that facilitates registration for authorized pets.

Monthly Recurring Fees

These charges are billed on a monthly basis, 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	\$5	Pest control services are conducted quarterly and on an as-needed basis
Trash Fee	\$28	Valet Trash Service includes 1 trash can
Pet Rent (per pet)	\$20	Applies to all approved pets living in the unit.
Renter's Insurance	Based on a Provider of Your Choice	Rates are determined by the selected insurance provider Renter's Insurance: A minimum liability coverage of \$100,000 is required. Proof of policy must be provided before move-in. Failure to maintain a policy will result in a noncompliance fee of \$75.
Utility: Water/Sewer	Based on Usage (Billing in Arrears)	Average cost for water/sewer billing services. Charges may fluctuate.



Fee Type	Amount	Description
Electricity	3rd Pary Set Up	3rd Party Resident Set Up Electric: Must be set up in the resident's name prior to move-in.

Lifestyle Enhancements

Garage	\$250/month	Rentable Item/month
Storage	\$45/month	Rentable Item/month
Amenity Space	\$250 reservation fee	Rentable Item \$250 deposit

Situational and Compliance Fees

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

Fee Type	Amount	Condition/Occurrence
Late Rent Fee	9.99% of Rent	Applied if rent is not received by 11:59pm on the 4th day of the month.
Returned Payment (NSF) Fee	\$125	Applied if payment is returned by the bank for any reason.
Renter's Insurance Noncompliance Fee	\$75	Automatically charged on the following month for any lapse in renter's insurance.
Lease Termination Fee	2x base rent	Applicable for early termination of the lease agreement.
Insufficient Notice Fee	Varies	Applicable if proper notice is not given (60-day written). Rent + MTM fee billed to satisfy the full 60-day requirement.
Lock Change/Key	\$50 (Lock) \$15 (Key)	Fee to replace lost or damaged keys and for lock changes.
Pet Waste Match Fee	\$150 (1st Occurrence) \$200 (Every Additional Occurrence)	Due per occurrence.
Smoking Non-Compliance	\$200	Due per occurrence if smoking inside the unit or within 30' of any building.

For any questions regarding this fee schedule or your specific move-in costs, please contact the leasing office at 817.547.0404 for a personalized quote.

