

ESSEX

APARTMENT HOMES

Fee Schedule CALIFORNIA

All applicants, 18 years of age and older, must complete a rental application and pay the applicable fees. All individuals occupying the apartment, regardless of age, must be listed on the rental application. The following expenses apply to all applicants.

One Time Fees	
Application Fee Non-refundable.	\$48 per adult
Holding Deposit A holding deposit is due at the time of leasing and non-refundable after 24 hours, unless the applicant is denied. A holding deposit takes the apartment off the market, making it unavailable for other potential residents to lease. A holding deposit can be refunded within 24 hours if a prospective resident chooses to cancel the apartment, or if the application is denied. Once the lease is signed, the holding deposit will be applied to total move-in charges (security deposit, rent, etc.).	\$300
Security Deposit Refundable. The security deposit amount may vary based on the credit report and application screening results.	\$600 to one month's rent
Pet Deposit Refundable. Pets are optional and welcome in most Essex communities. Pet deposit covers up to 2 pets per apartment.	\$500
Monthly Fees	
Pet Rent Optional	\$75 per dog / month \$50 per cat / month
Parking Fee Optional at select communities	\$0-\$350 / month
Storage Fee Optional at select communities	\$0-\$325 / month
Utilities Monthly utility costs include separate electricity, gas, water, sewer and trash charges. Utilities are billed either by the submeter or through Conserve / Ratio Utility Billing System (RUBS).	Utilities cost varies based on usage
Utility Service Fee Applicable at communities utilizing Conserve / Ratio Utility Billing System (RUBS)	Utility Service Fee \$3.20 - \$6.00 / month

<p>Community Wide Wi-Fi Fee</p> <p>Select communities provide community wide Wi-Fi with Instant On service, pre-installed equipment, and no activation wait time. Required at select communities as listed.</p>	<p>\$70 / month</p> <p><i>Applicable only at Allure at Scripps Ranch, Pinnacle at MacArthur Place, Villa Siena, The Village at Toluca Lake, and Pinnacle at Talega</i></p> <p>\$85 / month</p> <p><i>Applicable only at Woodside Village</i></p>
<p>Other Potential Fees</p>	
<p>Renter's Insurance / Get Covered Fee</p> <p>Proof of renter's insurance for at least \$300,000 is required for the lease term from all applicants before the move-in date and distribution of keys. Failure to maintain renter's insurance for the term of the lease will require Essex to procure liability-only insurance coverage on your behalf and you will be charged a monthly fee, which will be added to your monthly rent.</p> <p>Essex partners with GetCovered and residents can purchase renters' insurance or upload their third-party insurance policy through the GetCovered website.</p>	<p>\$14.39 / month</p>
<p>Other Fees</p> <p>Other fees, such as but not limited to, Late Rent fee, NSF/Returned Payment fee, Early Lease Termination fee, Transfer fee, etc. may or may not apply.</p>	<p>Varies</p>

The fees listed on this page are for informational purposes only and, in certain cases, represent estimated costs. They do not constitute an offer, contract, or guarantee of pricing. Actual fees may vary and are subject to change. For the most accurate and up-to-date fee information, please refer to the property website or contact us directly.

It is the policy of Essex Apartment Homes to offer equal housing to all people regardless of race, color, national origin, religion, sex, disability, familial status, or any other state or locally protected classification.