

To provide clarity, we’ve outlined a list of fees that may apply during your residency at Eller Mount Pleasant. Some of these charges are standard and required, while others are optional or based on usage. To estimate your total monthly cost, start with your apartment’s ‘Base Rent’ (the set amount for your home without any extras), then add in any fixed fees, usage-based expenses, and optional services you choose. If you have any questions about how these apply, please don’t hesitate to reach out to our team.

REQUIRED MOVE-IN FEES		
Security Deposit (Refundable)	Varies	per unit/once
Application Fees	\$50.00	per applicant/once
Administrative Fees	\$150.00	per unit/once
REQUIRED MONTHLY ESSENTIALS		
Valet Trash Service	\$25.00	per unit/month
Trash Reimbursement	\$15.00	per unit/month
Building Protection Plan	\$12.00	per unit/month
Pest Control	\$9.00	per unit/month
Utility-Electricity	Usage-based	per unit/month
Utility-Gas	Usage-based	per unit/month
Utility-Water/Sewer	Usage-based	per unit/month
OPTIONAL ADD-ONS		
Reserved Parking	Varies	per spot/month
Boat Parking	\$75.00	per spot/month
Kayak Parking	\$15.00	per spot/month
In-unit Washer and Dryer	\$35.00	per unit/month
Pet Fee	\$300-500	per pet/once
Pet Rent	\$25.00	per pet/month
SITUATIONAL FEES		
Concession Repayment	Varies	per occurrence
Intra-Community Transfer Fee	\$500.00	per occurrence
Late Fee	\$150.00	per occurrence
Lease Violation	\$25-50	per occurrence
Legal/Eviction Fee	\$160-205	per occurrence
Vacant Cost Recovery	Bill + \$50	per occurrence
New Utility Account Fee	\$35.00	per occurrence
Access Device- Replacement	\$50.00	per occurrence
Lock Change Fee	\$35.00	per occurrence
Guest Suite Rental	\$125.00	per occurrence
Returned Payment Fee	\$30.00	per occurrence
Trash Container Replacement	\$40.00	per occurrence
Monthly Utility Admin Fee	\$4.00	per occurrence
Final Utility Billing Fee	\$1.95	per occurrence