



VENUE
at
NORTH CAMPUS

MAKING VENUE YOUR HOME

KEYS. COMFORT. CLARITY.

Welcome to your GMH Community! To make leasing and budgeting easier, we've created a property-specific fee schedule. Below, you'll find all potential fees based on the options and add-ons you select during the application process. Our goal is transparency—just add your lease's base rent to any chosen add-ons to estimate your total monthly cost.

ADMINISTRATIVE FEES:

Administration Fee	none	per lease/one-time	required
Application Fee	\$99.00	per lease/one-time	required
Security Deposit	1 Month	per lease/one-time	optional

ESSENTIALS:

Landlord Administered Protection Program	\$15.00	per installment	optional
Positive Credit Reporting Services	\$6.00	per installment	optional
Third Party Guarantor Waiver Program	\$49.00	per installment	optional
Community Fee	\$150.00	per lease/annual	required
Utility Bundle Fee	\$95.00	per installment	required

OPTIONAL ADD-ONS:

Covered Parking	\$30.00	per installment	optional
Lot Parking	\$15.00	per installment	optional
Pet Fee	\$400.00	per pet/one-time	optional
Pet Rent	\$50.00	per pet/per installment	optional
PetScreening Registration	\$25.00	per pet/annually	optional

ADDITIONAL POSSIBLE FEES:

Unit Key Replacement	\$75.00	per occurrence	
Bedroom Key Replacement	\$75.00	per occurrence	
Parking Access Replacement	\$50.00	per occurrence	
Mailbox Key Replacement	\$25.00	per occurrence	
Access/Lock Change	\$100.00	per occurrence	
Relet Fee	85% of rent	per occurrence	
Direct Transfer Fee	\$350	per occurrence	
Returned Payment Fee (NSF)	\$75.00	per occurrence	
Legal/Eviction Fees	varies	per occurrence	
Late Fee	\$50 on the 4 th , \$10 per day after. Maximum of \$250.		
Lease Violation Fees	\$250/\$500/\$1,000		

Please reach out to our on-site team with any questions about your monthly installment.

Fees are subject to change prior to lease execution. Fees in your lease agreement will always be considered most up to date amounts. This document is not an addendum or modification to your lease agreement. Security deposits and deferred rent are based on screening results. Security deposits amount to not exceed state maximum.

