

Expense Guide - Novel Midtown

1150 Spring Street Northwest Atlanta, GA 30309

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	
Administrative Fee <i>Amount to facilitate move-in process for a resident.</i>	\$350.00	Per Unit	One-Time / Application	Required
Application Fee <i>Amount to process application, initiate screening, and take a rental home off the market.</i>	\$100.00	Per Applicant	One-Time / Application	Required
Security Deposit (Refundable)¹ <i>(Refundable) Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.</i>	Varies	Per Unit	One-Time / Move-In	Required

Essentials

Fee Label	Amount	Applied	Frequency / Due At	
Access Device <i>Amount to obtain an access device for community; fobs, keys, remotes, access passes.</i>	\$75.00	Per Device	One-Time / Move-In	Required
Community Amenity Fee <i>Amount for community amenity use and services.</i>	\$105.00	Per Unit	Monthly	Required
Parking - Covered <i>Amount for covered parking space/services. May be subject to availability.</i>	\$75.00	Per Vehicle	Monthly	Required



Essentials

Fee Label	Amount	Applied	Frequency / Due At	
Pest Control Services <i>Amount for pest control services.</i>	\$5.00	Per Unit	Monthly	Required
Renters Liability Insurance - Third Party² <i>Amount for renters liability insurance obtained through resident's provider of choice.</i> <i>⇒ Fee paid to third party.</i>	Varies	Per Leaseholder	Monthly	Required
Utility - Billing Administrative Fee <i>Amount to manage utility services billing.</i>	\$4.88	Per Unit	Monthly	Required
Utility - Electric - Third Party <i>Amount for provision and consumption of electric paid to a third party.</i>	Usage-Based (Utilities)	Per Unit	Monthly	Required
Utility - Gas³ <i>Amount for provision and consumption of natural gas.</i>	Usage-Based (Utilities)	Per Unit	Monthly	Required
Utility - New Account Fee <i>Amount to establish utility services.</i>	\$15.00	Per Unit	One-Time / Move-In	Required
Utility - Water/Sewer⁴ <i>Amount for provision and/or consumption of water and sewer services</i>	Usage-Based (Utilities)	Per Unit	Monthly	Required

Personalized Add-Ons

Fee Label	Amount	Applied	Frequency / Due At	
Parking - Reserved <i>Amount for reserved parking space/services. May be subject to availability.</i>	\$50.00	Per Rentable Item	Monthly	Optional



Personalized Add-Ons

Fee Label	Amount	Applied	Frequency / Due At	
Pet Fee <i>Amount to facilitate authorized pet move-in.</i>	\$400.00	Per Pet	One-Time / Move-In	Optional
Pet Rent <i>Monthly amount for authorized pet.</i>	\$25.00	Per Pet	Monthly	Optional
Storage Space Rental⁵ <i>Amount for usage of optional storage space. May be subject to availability.</i>	\$50.00-\$250.00	Per Rentable Item	Monthly	Optional

Situational

Fee Label	Amount	Applied	Frequency / Due At	
Access Device - Replacement <i>Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.</i>	\$75.00	Per Device	Per Occurrence	Situational
Common Area/Clubhouse Rental <i>Amount to rent a shared common area space, including clubhouse. May be subject to availability.</i>	\$175.00	Per Occurrence	Per Occurrence	Situational
Early Lease Termination/Cancellation <i>Amount to terminate lease earlier than lease end date; excludes rent and other charges.</i>	100.00% of Base Rent	Per Occurrence	Per Occurrence	Situational
Insufficient Move-Out Notice Fee <i>Amount for not providing notice to move-out as required by lease.</i>	100.00% of Base Rent	Per Occurrence	Per Occurrence	Situational
Intra-Community Transfer Fee <i>Amount due when transferring to another rental unit within community.</i>	\$1,000.00	Per Occurrence	Per Occurrence	Situational

Situational

Fee Label	Amount	Applied	Frequency / Due At	
Late Fee <i>Amount for paying after rent due date; per terms of lease.</i>	10.00% of Base Rent	Per Occurrence	Per Occurrence	Situational
Lease Violation - Smoking <i>Amount for violation of community smoking policies.</i>	\$250.00	Per Occurrence	Per Occurrence	Situational
Lease Violation - Trash <i>Amount for violation of waste-related community policies.</i>	\$100.00	Per Occurrence	Per Occurrence	Situational
Legal/Eviction Fees⁶ <i>Amount for legal expenses incurred for lease violations.</i>	Varies	Per Occurrence	Per Occurrence	Situational
Renters Liability Only - Non-Compliance <i>Amount for not maintaining required Renters Liability Policy.</i>	\$15.00	Per Unit	Per Occurrence	Situational
Returned Payment Fee (NSF) <i>Amount for returned payment.</i>	\$35.00	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 screening conditions.
2. Price varies based on amount of coverage.
3. Utility apportionment is allocation: divided eq per occupied unit.
4. Utility apportionment is submetered water/gas/electric.
5. Price varies based on rentable item size.



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6. *Price varies based on service level or type.*

