



## ONE-TIME CHARGES

DUE AT APPLICATION <sup>1</sup>		DUE AT LEASE SIGNING <sup>1</sup>	
<b>Administrative Fee</b>	\$175	<b>Security Deposit: Studio - 3-Bed</b>	\$250 <sup>2</sup>
<b>Application Fee</b>	\$45	<b>Security Deposit: 4+ Bed</b>	\$500 <sup>2</sup>
DUE AT MOVE-IN		<b>First Month's Rent</b>	One month's rent <sup>3</sup>
<b>Utility Admin Fee</b>	\$66/unit <sup>4</sup>		

## MONTHLY CHARGES

REQUIRED FEES		OPTIONAL ADD-ONS	
<b>Laundry</b>	\$10/person <sup>5</sup>	<b>Parking: Surface Lot</b>	\$140/vehicle
<b>Internet</b>	\$20 service fee + \$20/occupant <sup>6</sup>	<b>Parking: Covered Lot</b>	\$200/vehicle
<b>Trash</b>	\$5/person	<b>Pet Fee</b>	\$250/pet <sup>10</sup>
<b>Water/Sewage</b>	Based on usage		
<b>Electricity</b>	Based on usage <sup>7</sup>		
<b>Gas</b>	Based on usage <sup>8</sup>		
<b>Renter's Insurance</b>	Cost varies by provider <sup>9</sup>		

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Concord Hall (4720 Pine St) and The Westover (4740 Pine St) utilize coin-operated laundry and are not billed monthly through the ResidentPortal. Units with private laundry facilities are not charged a monthly laundry fee.

<sup>6</sup> Only applicable to Walnut Hill (4111 Walnut Street), 4029 Walnut Street, 4036 Walnut Street, Spruce Hill Court (4400 Spruce

<sup>6</sup> Street), Concord Hall (4418 Spruce Street), Royal Palm Court (315 South 45th Street), and Pine Arms Associates (305-309 South 40th Street). All other buildings contract internet through their own provider should they elect to establish service, with the exception of the Simon where internet is included in rent.

<sup>7</sup> Billed through PECO. Electric accounts at Walnut Hill Apartments are set up through Energy Management Systems upon move-in.

<sup>8</sup> Billed through PGW. Gas is included in rent at select communities.

<sup>9</sup> Refer to section 15 of the Lease for additional information

<sup>10</sup> One-time fee, max. 2 pets per household





### ONE-TIME CHARGES

DUE AT APPLICATION <sup>1</sup>		DUE AT LEASE SIGNING <sup>1</sup>	
<b>Administrative Fee</b>	\$175	<b>Security Deposit: Studio - 3-Bed</b>	\$250 <sup>2</sup>
<b>Application Fee</b>	\$45	<b>First Month's Rent</b>	One month's rent <sup>3</sup>
DUE AT MOVE-IN			
<b>Utility Admin Fee</b>	\$66/unit <sup>4</sup>		

### MONTHLY CHARGES

REQUIRED FEES		OPTIONAL ADD-ONS	
<b>Laundry</b>	\$10/person	<b>Parking: Surface Lot</b>	\$140/vehicle
<b>Internet</b>	\$20 service fee + \$20/occupant	<b>Parking: Covered Lot</b>	\$200/vehicle
<b>Trash</b>	\$5/person	<b>Pet Fee</b>	\$250/pet <sup>8</sup>
<b>Water/Sewage</b>	Based on usage		
<b>Electricity</b>	Based on usage <sup>5</sup>		
<b>Gas</b>	Based on usage <sup>6</sup>		
<b>Renter's Insurance</b>	Cost varies by provider <sup>7</sup>		

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Billed through PECO

<sup>6</sup> Billed through PGW

<sup>7</sup> Refer to section 15 of the Lease for additional information

<sup>8</sup> One-time fee, max. 2 pets per household





### ONE-TIME CHARGES

DUE AT APPLICATION <sup>1</sup>		DUE AT LEASE SIGNING <sup>1</sup>	
<b>Administrative Fee</b>	\$175	<b>Security Deposit: Studio - 3-Bed</b>	\$250 <sup>2</sup>
<b>Application Fee</b>	\$45	<b>Security Deposit: 4-Bed</b>	\$500 <sup>2</sup>
DUE AT MOVE-IN		<b>First Month's Rent</b>	One month's rent <sup>3</sup>
<b>Utility Admin Fee</b>	\$66/unit <sup>4</sup>		

### MONTHLY CHARGES

REQUIRED FEES		OPTIONAL ADD-ONS	
<b>Laundry</b>	\$10/person	<b>Parking: Surface Lot</b>	\$140/vehicle
<b>Internet</b>	\$20 service fee + \$20/occupant	<b>Parking: Covered Lot</b>	\$200/vehicle
<b>Trash</b>	\$5/person		
<b>Water/Sewage</b>	Paid by resident <sup>5</sup>		
<b>Electricity</b>	Based on usage <sup>6</sup>		
<b>Gas</b>	Based on usage <sup>7</sup>		
<b>Renter's Insurance</b>	Cost varies by provider <sup>8</sup>		

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Via ResidentPortal

<sup>6</sup> Billed through PECO

<sup>7</sup> Billed through PGW

<sup>8</sup> Refer to section 15 of the Lease for additional information





WALNUT HILL, 4111 WALNUT STREET

### ONE-TIME CHARGES

DUE AT APPLICATION <sup>1</sup>		DUE AT LEASE SIGNING <sup>1</sup>	
<b>Administrative Fee</b>	\$175	<b>Security Deposit: Studio - 1-Bed</b>	\$250 <sup>2</sup>
<b>Application Fee</b>	\$45	<b>First Month's Rent</b>	One month's rent <sup>3</sup>
DUE AT MOVE-IN			
<b>Utility Admin Fee</b>	\$66/unit <sup>4</sup>		

### MONTHLY CHARGES

REQUIRED FEES		OPTIONAL ADD-ONS	
<b>Laundry</b>	\$10/person	<b>Parking: Surface Lot</b>	\$140/vehicle
<b>Internet</b>	\$20 service fee + \$20/occupant	<b>Parking: Covered Lot</b>	\$200/vehicle
<b>Trash</b>	\$5/person		
<b>Water/Sewage</b>	Paid by resident <sup>5</sup>		
<b>Electricity</b>	Based on usage <sup>6</sup>		
<b>Renter's Insurance</b>	Cost varies by provider <sup>7</sup>		

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Via ResidentPortal

<sup>6</sup> Billed through PECO. Electric accounts at Walnut Hill Apartments are set up through Energy Management Systems upon move-in.

<sup>7</sup> Refer to section 15 of the Lease for additional information





ROYAL PALM COURT, 315 SOUTH 45<sup>TH</sup> STREET

### ONE-TIME CHARGES

DUE AT APPLICATION <sup>1</sup>		DUE AT LEASE SIGNING <sup>1</sup>	
<b>Administrative Fee</b>	\$175	<b>Security Deposit: Studio - 3-Bed</b>	\$250 <sup>2</sup>
<b>Application Fee</b>	\$45	<b>First Month's Rent</b>	One month's rent <sup>3</sup>
DUE AT MOVE-IN			
<b>Utility Admin Fee</b>	\$66/unit <sup>4</sup>		

### MONTHLY CHARGES

REQUIRED FEES		OPTIONAL ADD-ONS	
<b>Laundry</b>	\$10/person	<b>Parking: Surface Lot</b>	\$140/vehicle
<b>Internet</b>	\$20 service fee + \$20/occupant	<b>Parking: Covered Lot</b>	\$200/vehicle
<b>Trash</b>	\$5/person		
<b>Water/Sewage</b>	Paid by resident <sup>5</sup>		
<b>Electricity</b>	Based on usage <sup>6</sup>		
<b>Gas</b>	Based on usage <sup>7</sup>		
<b>Renter's Insurance</b>	Cost varies by provider <sup>8</sup>		

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Via ResidentPortal

<sup>6</sup> Billed through PECO

<sup>7</sup> Billed through PGW

<sup>8</sup> Refer to section 15 of the Lease for additional information





SPRUCE HILL COURT, 4400 SPRUCE STREET

### ONE-TIME CHARGES

DUE AT APPLICATION <sup>1</sup>		DUE AT LEASE SIGNING <sup>1</sup>	
<b>Administrative Fee</b>	\$175	<b>Security Deposit: Studio - 3-Bed</b>	\$250 <sup>2</sup>
<b>Application Fee</b>	\$45	<b>Security Deposit: 4+ Bed</b>	\$500 <sup>2</sup>
DUE AT MOVE-IN		<b>First Month's Rent</b>	One month's rent <sup>3</sup>
<b>Utility Admin Fee</b>	\$66/unit <sup>4</sup>		

### MONTHLY CHARGES

REQUIRED FEES		OPTIONAL ADD-ONS	
<b>Laundry</b>	\$10/person	<b>Parking: Surface Lot</b>	\$140/vehicle
<b>Internet</b>	\$20 service fee + \$20/occupant	<b>Parking: Covered Lot</b>	\$200/vehicle
<b>Trash</b>	\$5/person	<b>Pet Fee</b>	\$250/pet <sup>9</sup>
<b>Water/Sewage</b>	Paid by resident <sup>5</sup>		
<b>Electricity</b>	Based on usage <sup>6</sup>		
<b>Gas</b>	Based on usage <sup>7</sup>		
<b>Renter's Insurance</b>	Cost varies by provider <sup>8</sup>		

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Via ResidentPortal

<sup>6</sup> Billed through PECO

<sup>7</sup> Billed through PGW

<sup>8</sup> Refer to section 15 of the Lease for additional information

<sup>9</sup> One-time fee, max. 2 pets per household





CONCORD HALL, 4418 SPRUCE STREET

### ONE-TIME CHARGES

#### DUE AT APPLICATION<sup>1</sup>

**Administrative Fee** \$175

**Application Fee** \$45

#### DUE AT MOVE-IN

**Utility Admin Fee** \$66/unit<sup>4</sup>

#### DUE AT LEASE SIGNING<sup>1</sup>

**Security Deposit:  
Studio - 3-Bed** \$250<sup>2</sup>

**First Month's Rent** One month's rent<sup>3</sup>

### MONTHLY CHARGES

#### REQUIRED FEES

**Internet** \$20 service fee + \$20/occupant

**Trash** \$5/person

**Water/Sewage** Paid by resident<sup>5</sup>

**Electricity** Based on usage<sup>6</sup>

**Gas** Based on usage<sup>7</sup>

**Renter's Insurance** Cost varies by provider<sup>8</sup>

#### OPTIONAL ADD-ONS

**Parking: Surface Lot** \$140/vehicle

**Parking: Covered Lot** \$200/vehicle

**Pet Fee** \$250/pet<sup>9</sup>

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Via ResidentPortal

<sup>6</sup> Billed through PECO

<sup>7</sup> Billed through PGW

<sup>8</sup> Refer to section 15 of the Lease for additional information

<sup>9</sup> One-time fee, max. 2 pets per household





PINE ARMS ASSOCIATES, 305-309 SOUTH 40<sup>TH</sup> STREET

### ONE-TIME CHARGES

DUE AT APPLICATION <sup>1</sup>		DUE AT LEASE SIGNING <sup>1</sup>	
<b>Administrative Fee</b>	\$175	<b>Security Deposit: Studio - 2-Bed</b>	\$250 <sup>2</sup>
<b>Application Fee</b>	\$45	<b>First Month's Rent</b>	One month's rent <sup>3</sup>
DUE AT MOVE-IN			
<b>Utility Admin Fee</b>	\$66/unit <sup>4</sup>		

### MONTHLY CHARGES

REQUIRED FEES		OPTIONAL ADD-ONS	
<b>Laundry</b>	\$10/person	<b>Parking: Surface Lot</b>	\$140/vehicle
<b>Internet</b>	\$20 service fee + \$20/occupant	<b>Parking: Covered Lot</b>	\$200/vehicle
<b>Trash</b>	\$5/person		
<b>Water/Sewage</b>	Paid by resident <sup>5</sup>		
<b>Electricity</b>	Based on usage <sup>6</sup>		
<b>Renter's Insurance</b>	Cost varies by provider <sup>7</sup>		

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Via ResidentPortal

<sup>6</sup> Billed through PECO

<sup>7</sup> Refer to section 15 of the Lease for additional information





THE WESTOVER, 4720-4740 PINE STREET

### ONE-TIME CHARGES

DUE AT APPLICATION <sup>1</sup>		DUE AT LEASE SIGNING <sup>1</sup>	
<b>Administrative Fee</b>	\$175	<b>Security Deposit: Studio - 2-Bed</b>	\$250 <sup>2</sup>
<b>Application Fee</b>	\$45	<b>First Month's Rent</b>	One month's rent <sup>3</sup>
DUE AT MOVE-IN			
<b>Utility Admin Fee</b>	\$66/unit <sup>4</sup>		

### MONTHLY CHARGES

REQUIRED FEES		OPTIONAL ADD-ONS	
<b>Trash</b>	\$5/person	<b>Parking: Surface Lot</b>	\$140/vehicle
<b>Water/Sewage</b>	Paid by resident <sup>5</sup>	<b>Parking: Covered Lot</b>	\$200/vehicle
<b>Electricity</b>	Based on usage <sup>6</sup>	<b>Pet Fee</b>	\$250/pet <sup>8</sup>
<b>Gas</b>	Included in rent		
<b>Renter's Insurance</b>	Cost varies by provider <sup>7</sup>		

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Via ResidentPortal

<sup>6</sup> Billed through PECO

<sup>7</sup> Refer to section 15 of the Lease for additional information

<sup>8</sup> One-time fee, max. 2 pets per household. Pets are not allowed at 4730 Pine Street.





THE SIMON, 121 SOUTH 41<sup>ST</sup> STREET

**ONE-TIME CHARGES**

DUE AT APPLICATION <sup>1</sup>		DUE AT LEASE SIGNING <sup>1</sup>	
<b>Administrative Fee</b>	\$175	<b>Security Deposit: 3-Bed</b>	\$250 <sup>2</sup>
<b>Application Fee</b>	\$45	<b>Security Deposit: 4-Bed - 5-Bed</b>	\$500 <sup>2</sup>
DUE AT MOVE-IN		<b>First Month's Rent</b>	One month's rent <sup>3</sup>
<b>Utility Admin Fee</b>	\$66/unit <sup>4</sup>		

**MONTHLY CHARGES**

REQUIRED FEES		OPTIONAL ADD-ONS	
<b>Internet</b>	Included in rent	<b>Parking: Surface Lot</b>	\$140/vehicle
<b>Trash</b>	\$5/person	<b>Parking: Covered Lot</b>	\$200/vehicle
<b>Water/Sewage</b>	Paid by resident <sup>5</sup>		
<b>Electricity</b>	Based on usage <sup>6</sup>		
<b>Renter's Insurance</b>	Cost varies by provider <sup>7</sup>		

<sup>1</sup> Per prospective resident

<sup>2</sup> One month's rent may be required based on qualifying criteria

<sup>3</sup> May be pro-rated based on move-in date

<sup>4</sup> Annual

<sup>5</sup> Via ResidentPortal

<sup>6</sup> Billed through PECO

<sup>7</sup> Refer to section 15 of the Lease for additional information

