

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. Pet deposit does not apply to The Huxley and The Dylan.	\$500
Monthly Fees	
Community Wide Wi-Fi Fee Select communities provide community wide Wi-Fi with Instant On service, pre-installed equipment, and no activation wait time. Optional at select communities as listed.	\$70 / month <i>Applicable only at Allure at Scripps Ranch, Pinnacle at MacArthur Place, Pinnacle at Talega, The Village at Toluca Lake, and Villa Siena</i> \$85 / month <i>Applicable only at Woodside Village</i>
Los Angeles County Rental Housing Habitability Program Fee Mandatory at select communities	\$3.58 / month <i>Applicable only at The Fairways at Westridge, The Promenade at Marina City Club, The Vistas of West Hills</i>
Parking Fee Optional at select communities	\$0-\$350 / month
Pet Rent Optional	\$75 per dog / month \$50 per cat / month

Playa Vista Amenity Fee Mandatory at Fountain Park at Playa Vista. Playa Vista Amenity Fee includes: <ul style="list-style-type: none"> • Access to CenterPointe Club, a 26,000 sq. ft. facility with lap pool, jacuzzi, 24 hr. gym, screening room, conference room, business center, reading room, and banquet rooms • Basic cable TV • High-speed internet access • Residential alarm monitoring (requires a set-up fee and LAPD permit) • 24-hour patrol 	<p>\$110 / month</p> <p><i>Applicable only at Fountain Park at Playa Vista</i></p>
Santa Ana Rent Stabilization Ordinance Fee Mandatory at select communities	<p>\$4.16 / month</p> <p><i>Applicable only at Fairhaven, Parkside Court, and Pinnacle at MacArthur Place</i></p>
Storage Fee Optional at select communities	<p>\$0-\$325 / month</p>
Systematic Code Enforcement Program Fee Mandatory at select communities	<p>\$2.83 / month</p> <p><i>Applicable only at 5600 Wilshire, Alessio, Allegro, Aqua Marina del Rey, Ashton Sherman Village, Avant, Avery, Avondale at Warner Center, Bellerive, Belmont Lucas House, Belmont Station, Catalina Gardens, Emerson Valley Village, Essex Properties at Miracle Mile, Fountain Park at Playa Vista, Gas Company Lofts, Mirabella, Muse, Pacific Electric Lofts, Park Catalina, Regency at Encino, Regency Palm Court, Reveal, Santee Court, Skye at Bunker Hill, The Blake LA, Tiffany Court, Vela on Ox, Wallace on Sunset, Wilshire La Brea, Windsor Court</i></p>
Trash Fee Mandatory at select communities	<p>Trash Fees</p> <p>\$23 / month</p> <p><i>Applicable only at The Promenade at Marina City Club</i></p> <p>\$25 / month (1 Bedroom); \$50 / month (2 Bedroom)</p> <p><i>Applicable only at Chestnut Street</i></p>
Valet Trash Fee Mandatory only at ViO	<p>Valet Trash Fee</p> <p>\$23 / month</p>
Utilities Monthly utility costs include separate electricity, gas, water, sewer and trash charges. Utilities are billed either by the submeter or through Conservice / Ratio Utility Billing System (RUBS).	<p>Utilities cost varies based on usage</p>
Utility Service Fee Applicable at communities utilizing Conservice / Ratio Utility Billing System (RUBS)	<p>Utility Service Fee</p> <p>\$3.20-\$6.11 / month</p>
Flat Utility Fee Mandatory at select communities	<p>Flat Utility Fees</p> <p>\$63.10 / month</p> <p><i>Applicable only at The Pointe at Cupertino</i></p> <p>\$90 / month (Studio); \$115 / month (1 Bedroom); \$150 / month (2 Bedroom)</p> <p><i>Applicable only at Skye at Bunker Hill</i></p>

Other Potential Fees	
<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 renter's insurance or upload their third-party insurance policy through the GetCovered website.</p>	\$14.39 / month
<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>	Varies

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.