

Making Shortbread Lofts 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	\$300.00	per lease/one-time	required
Application Fee	\$125.00	per lease/one-time	required
Deferred Rent	2 Months	per lease/one-time	optional

Essentials:

Landlord Administered Protection Program	\$15.00	per installment	optional
Positive Credit Reporting Services	\$6.00	per installment	optional

Optional Add-Ons:

Garage Parking	\$185-200	per installment	optional
Lot Parking	\$145-\$180	per installment	optional

Additional Possible Fees:

Unit Key Replacement	\$50.00	per occurrence
Parking Access Replacement	\$100.00	per occurrence
Mailbox Key Replacement	\$10.00	per occurrence
Relet Fee	\$500.00	per occurrence
Direct Transfer Fee	\$200.00	per occurrence
Returned Payment Fee (NSF)	\$25.00	per occurrence
Legal/Eviction Fees	5-10%	per occurrence
Late Fee	5% on the 6 th . Maximum of \$150.	
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.

