City of Austin Pre-Application Fee Disclosure Form

This form discloses rent and fees as required by the City of Austin Ordinance 20250528-045 4-14-142 (A)(1)(2).

RENTAL PROPERTY
Name of Community (if applicable): Gables Central Park
Street Address: 800 West 38th Street Austin, TX 78705
Unit Number*:
Move-In Date*:
Lease Term (Months)*:

BASE RENT*	
Amount ($)	**Cadence (e.g., monthly)**
VARIES BY UNIT	Monthly

*Quoted rent is per month for new move-ins to our community, based on the move-in date and lease term selected. All pricing and fees are subject to the terms of the application and/or lease.

MANDATORY ONE-TIME FEES			
Fee	**Amount ($)**	**Refundable? (Yes / No)**	**Additional Details**
Application Fee	$80.00	No	Amount due for each applicant 18 years of age and older for verification of information and credit approval.
Administrative Fee	$300.00	No	Amount due to offset our anticipated costs for administering the lease contract.
Application Deposit	$1,000.00	Yes	The application deposit is not a security deposit and will be credited toward the required security deposit when the lease has been signed by all parties. Additional deposit may be required based on credit scoring requirements.
Security Deposit	Taken from the Application Deposit	Yes	Taken from the application deposit. General security deposit due to be held during residency. Additional deposit may be required based on credit scoring requirements. Subject to refund in accordance with the lease agreement.

MANDATORY RECURRING FEES COLLECTIBLE THROUGHOUT LEASE TERM			
Fee	**Amount ($)**	**Cadence (e.g., monthly)**	**Additional Details**
Package Service	$25.00	Monthly	Amount due for third party package delivery service.
Valet Trash	$32.00	Monthly	Amount due for doorstep trash removal from apartment home.
Smart Home Technology	$15.00	Monthly	Amount due for smart home services.
Pest Control	$3.00	Monthly	Amount due for pest control services.

MANDATORY USAGE-BASED AND VARIABLE FEES			
Include utilities and any other fees that tenants must pay that vary in amount or depend on usage. The estimated cost for usage-based and variable fees should include an average amount, typical range, or other form of estimation. Actual costs may differ from those presented.			
Fee/Utility	**Estimated Cost**	**Cadence (e.g., monthly or per occurrence)**	**Additional Details**
Water	$17.29	Monthly	Amount due for the consumption of water services.
Sewer	$24.37	Monthly	Amount due for the consumption of sewer services.
Trash	$12.27	Monthly	Amount due for haul away trash services.
Stormwater	$6.96	Monthly	Amount due for stormwater / drainage services.
Electric	$84.00	Monthly	Amount for consumption of electric service paid to third party utility provider.
Gas	$14.50	Monthly	Amount due for the consumption of gas services paid to third party utility provider.
Utility Administration Fee	$3.64	Monthly	Amount due for reimbursement of third party monthly administration billing fee.
Liability Insurance	Available from Community starting at $20.00 per month	Varies	Amount for liability insurance obtained through resident's provider of choice. All residents are required to purchase and maintain personal liability insurance in a minimum policy coverage amount of $300,000.00.

OPTIONAL/ADD-ON ONE-TIME FEES			
Fee	**Amount ($)**	**Refundable? (Yes / No)**	**Additional Details**
Pet Fee	$400.00 - $500.00	No	One-time nonrefundable fee due for authorized pet(s) to keep the pet(s) in the dwelling unit. Maximum of two pets per household. Breed and other restrictions may apply. See Leasing Agent for details.
Pet Deposit	$200.00 - $300.00	Yes	One-time refundable deposit for authorized pet(s) to keep the pet(s) in the dwelling unit. Maximum of two pets per household. Breed and other restrictions may apply. See Leasing Agent for details.

OPTIONAL/ADD-ON RECURRING FEES COLLECTIBLE THROUGHOUT LEASE TERM			
Fee	**Amount ($)**	**Cadence (e.g., monthly)**	**Additional Details**
Pet Rent	$25.00	Monthly	Amount due monthly per authorized pet(s). Maximum of two pets per household. Breed and other restrictions may apply. See Leasing Agent for details.
Reserved Parking	$55.00 - $65.00	Monthly	Amount due monthly per rentable item. All items subject to availability. Final pricing and availability will be determined during lease agreement. See Leasing Agent for details.

SITUATIONAL FEES			
Fee	**Amount ($)**	**Cadence (e.g., monthly or per occurrence)**	**Additional Details**
ACH Payment	No Charge	Per Occurrence	No fee will be charged for bank account payments. You can pay your bill directly from your bank account using your resident portal account.
Credit Card Payment Service Fee	2.95% of total payment	Per Occurrence	A 2.95% service fee applies to credit card payments. The credit card service fee is paid to the payment agent. The service fee is non-refundable and not shown on the ledger.
Debit Card Payment Service Fee	$3.95 - $9.95	Per Occurrence	The debit card service fee varies by payment amount: $3.95 (≤$999.99), $4.95 ($1,000–$1,999.99), $9.95 (> $1,999.99). The service fee is paid to the payment agent. The service fee is non-refundable and not shown on the ledger.
Phone In Payment Convenience Fee	$38.00 per $2,500.00	Per Occurrence	Amount due for third party service provider to process payments over the phone.
Flexible Rent Payment Service	Varies	Per Occurrence	Rent payment installment service may be available at the community. Users are subject to the pricing offered by the third party service provider.
Deposit Alternative Program	Varies	Varies	Amount for deposit alternative program in lieu of paying a traditional security deposit. Users are subject to the pricing offered by the third party service provider.
Positive Rent Reporting Service	Starting from $1.00	Per Month	Positive credit reporting service may be available at the community. Users are subject to the pricing offered by the third party service provider.
EV Charging Stations	Varies	Per Occurrence	Electric vehicle charging station(s) may be available at the community. Users are subject to the pricing offered by the third party service provider.
Lifestyle Services	Varies	Per Occurrence	Lifestyle services such as housekeeping and chore assistance may be available at the community. Users are subject to the pricing offered by the third party service provider.
Lease Change Fee	$100.00	Per Occurrence	Amount due for any changes made to the lease and / or addendums during the lease contract term.
Renewal Processing Fee	$100.00	Per Occurrence	Amount to offset our anticipated costs for administering the lease contract and associated maintenance requests during each renewal lease contract term.
Intra-Community Transfer Fee	$1,500.00	Per Occurrence	Amount due when transferring to another unit within the community. Subject to Intra-Community Transfer program requirements. See Leasing Agent for details.
Smooth Move Program Transfer Fee	$1,000.00	Per Occurrence	Amount due when moving to a new apartment at another Gables Residential community. Subject to Smooth Move program requirements. See Leasing Agent for details.
Smoke Detector Battery Replacement	$1.67	Per Occurrence	If requested by resident, amount due for replacement of smoke detector batteries.
Light Bulb Replacement	$0.96 - $1.69	Per Occurrence	If requested by resident, amount due for replacement of light bulbs.

NOTE: Additional fees may apply. The fees disclosed above do not include fees assessed for damage caused by resident(s), lease violations or similar charges (Ordinance 20260528-045 4-14-141(B).