



Summary of Lease-Related Costs

To apply for a Sparrow home, the following fees are due at the time of application:

- Application fee of \$55/occupant age 18 or older
- Holding fee of \$250 paid at time of application; if approved, \$250 will be credited to first month move-in costs. If denied, \$250 will be refunded within 14 days
- Executed lease agreement and security deposit are due within 48 hours of application approval.

To move into a Sparrow home, the following deposits/fees are due prior to move-in:

- Refundable security deposit of 1-1.5 times monthly rent
- Pro-rated rent (if move-in date is after the 20th, the next month's rent is due in full)
- Non-refundable administrative fee of \$250
- Non-refundable pet fee of \$300 per pet (if applicable)
- Pro-rated non-refundable pet rent of \$35/month per pet (if applicable)
- Pro-rated Smart Home fee of \$14.95/month
- Sales taxes (where applicable)

Security deposit is due within 48 hours of application approval. Remaining move-in funds are due 24 business hours prior to your lease-start date. All move-in funds (security deposit, rent, fees, etc.) must be paid via certified funds (cashier's check or money order).

The following monthly fees are associated with living in a Sparrow home:

- Monthly rent amount (all rent must be paid online; there is \$.95 charge for ACH payments and additional fees for credit/debit card payments)
- Monthly pet rent of \$35/pet (if applicable)
- Monthly Smart Home fee of \$14.95
- Monthly Conservice utility billing fee of \$10.99 for water, sewer, gas and trash (where applicable). Resident is also responsible for monthly utility costs for water, sewer, gas and trash which will be included on their ledger with the other monthly rent charges. Resident is responsible for activating and paying electric bill directly to utility provider. **Note: Sparrow pays the utility deposits for water, sewer, gas and trash. Sparrow pays the Conservice utility activation fee (where applicable).**
- Monthly renter's insurance premium of \$14.95 (only applies if resident does not provide proof of renter's insurance as required by the lease agreement)

