

The Emerson at Forney

To budget your one-time and recurring costs, use this list of charges in conjunction with pricing for a specific apartment, lease term and move-in date on the website. Take note that fees may change at any time and are subject to the terms of the application and lease.

RECURRING CHARGES

MONTHLY CHARGES

Rent – See Specific Apartment	Varies
Liability Insurance RLL	\$16.00
Pest	\$2.00
Package Management Fee	\$10.00
Amenity Fee	\$12.00
Valet Trash	\$35.00
Trash Removal	Varies Monthly
Utility Billing Administrative Fee	\$1.97
Water/Sewer	Billed Based on Actual Usage

MONTHLY PERSONALIZED CHARGES

Pet Rent (Per Pet)	\$25.00
Garage	\$125.00
Parking	\$45.00

ONE-TIME CHARGES

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Application Fee (Per Applicant)	\$75.00
Administrative Fee	\$200.00
Security Deposit (Refundable)	\$500.00
*Deposit Alternative May Be Available	

ONE-TIME PERSONALIZED CHARGES

Pet Fee (Per Pet, Non-Refundable)	\$400.00
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SITUATIONAL CHARGES

Vacant Unit Cost Recovery	\$50.00
Insurance Placement Fee	\$10.00
Insurance Placement Policy	\$15.00
Non-Sufficient Funds	\$75.00
Late Fee	10.00% on 4th