PRESIDIUM AT EDGESTONE
62+ ACTIVE ADULT LIVING

RESIDENT COST & FEE GUIDE

At Presidium, transparency is part of our commitment to a smooth and welcoming experience. We've created this Cost & Fee Guide so you can clearly see the potential costs you may encounter as a future or current resident. From move-in to everyday living, our goal is to provide clarity and peace of mind at every step of your journey with us.

Getting Started: Move-In & Reservation

**if applicable*

- Application Fee (Per Lease Holder) $50

Everyday Living: Utilities

- Renter's Insurance ($100K Minimum General Liability) ..... Billed by Resident's Provider
- Pest Control (Per Apartment) $5
- Valet Trash & Recycling (Per Apartm..... $26
- Amenity Fee (Per Apartment) $20
- Water/Sewer (Included in Monthly Utility Billing) ..... Billed Back Based on Usage
- Electric (Resident's CoServ Account) ..... Pays Directly to Electric Provider
- Internet (Resident's Responsibility: Provider: AT&T) ..... Pays Directly to Internet Provider
- Cable TV (Resident's Responsibility: Provider: Direct TV) ..... Pays Directly to Cable Provider

Furry Friends: Pets

- One-Time Non-Refundable Pet Fee (Per Pet) $400*
- Monthly Pet Rent (Per Pet) $20*

**2 pet max per apartment.*

Extras: Additional Fees

- Credit Card Processing (Per Transaction) 3%
- Late Fee (Per Occurrence) ..... 10% of Monthly Rent
- Insufficient Funds (Per Occurrence) $50
- Standalone Garage (Per Month) $150
- Replacement Key Fob Fee (Per Occurrence) $50
- Carport Parking (Per Month) $75
- Small Storage (Per Month) $20
- Medium Storage (Per Month) $50
- Large Storage (Per Month) $70

Important Notes

- Application Requirements:
  - **Income:** 2.5X Monthly Rent
  - Application Fee is due at the time of the application
- Standard Security Deposit subject to change based on screening results; total deposit(s) will not exceed any legal maximum.
- Resident is responsible for maintaining insurance pursuant to the Lease. Proof of the Renter's Insurance Policy must be provided before move-in.
- Resident is responsible for damages that exceed ordinary wear and tear.
- This form does not modify the lease. Additional fees may apply in specific situations as detailed in the application and/or lease agreement.
- Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.
- A copy of a non-expired government-issued ID such as a driver's license, state ID card, or passport showing that the prospective resident is at least 62 years of age.

Additional Community Information

- **Address:** 5857 Legacy Drive, Frisco, TX 75034
- **Website:** presidiumedgestone.com
- **Office Hours:**
  - Monday to Friday: 9am to 5:30pm
  - Saturday: 10am to 4pm
  - Sunday: Closed
- **Elevators:** There are 3 elevators located throughout our community.
- **Keys & Access Devices:** 1 per lease holder is provided at move-in.