

Pricing & Fees Guide

CourtyardProperties.com

Hollywood Towne House

4265 NE Halsey St, Portland OR 97213

Below is a clear list of potential fees so you can easily see your upfront and monthly costs.

To estimate your total, add base rent to Required Essentials and any Optional Add-Ons.

Our Online Portal makes it simple to pay your application fee and monthly charges.



Scan to Check Availability
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Required Pre-Lease

- Application Fee (Non-Refundable).....\$55.00 **Per applicant/Once**
- Security Deposit.....N/A

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Required Essentials

- Utility-Electric, Gas, Water/Sewer, Trash.....**Varies** **Monthly**
- Renter's Insurance.....**Varies** **Per policy**

Electricity, gas, water/sewer, and trash are billed separately per the lease-defined utility allocation.

Renter's Insurance is typically required; please confirm your specific requirement in your lease. Residents may use any provider, or purchase coverage through FolioGuard (AIS) in the Online Portal..

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Optional Add-Ons

() indicates payment is made directly to the third-party provider.*

- Internet Services.....Varies **Optional/Monthly***
- Cable TV Services.....Varies **Optional/Monthly***
- Parking - Garage.....\$150.00 **Optional/Monthly**
- Pet Fees/Deposit.....N/A **N/A**
- Bike Storage.....Free **N/A**
- Online Portal Payment - eCheck.....Free **Optional/Per Transaction**
- Online Portal Payment - Credit Card.....2.99% of the total amount **Optional/Per Transaction**
- Flex Rent Payment App.....Membership + Processing Fee **Optional/Monthly***

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Situational Fees

- Late Rent Payment Fee.....10% of monthly base rent **Per occurrence**
- Returned Payment Fee (NSF).....\$35.00 + Bank fees **Per occurrence**
- Keyfob Replacement Fee.....\$25.00 **Per occurrence**
- Early Lease Termination Fee.....1.5x monthly base rent **Per occurrence**
- Smoke Alarm Tampering Fee.....\$250.00 **Per occurrence**



Date of Issuance: 07/01/2026. This sheet is for reference only and does not modify the lease. The lease terms and applicable law will control upon the execution of the lease. Additional fees may apply as outlined in the application and/or lease, available upon request. Residents are responsible for activating and maintaining utilities and insurance as specified in the lease agreement. Some fees may not apply to homes in affordable programs. Residents are responsible for damages beyond normal wear and tear, and certain charges may be taxed where applicable. Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Base rent pricing subject to daily change.