

**Residences on High Street**  
**RENT SCHEDULE**  
**Effective Date :August 18 2016**

Unit Type	Units	SF	Rent PSF	Rent	Total Rent
<b>high-a1 - 1 Bed 1 Bath</b>		753			
Rent	3		\$1.71	\$1,289.00	\$3,867.00
54th Street View	3		\$0.10	\$75.00	\$225.00
Level Premium	1		\$0.07	\$50.00	\$50.00
Level Premium 2	1		\$0.13	\$100.00	\$100.00
Terrace Premium	3		\$0.03	\$25.00	\$75.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>2,259</b>	<b>\$1.91</b>	<b>\$1,439.00</b>	<b>\$4,317.00</b>
<b>high-a2 - 1 Bed 1 Bath</b>		797			
Rent	3		\$1.63	\$1,296.00	\$3,888.00
54th Street View	3		\$0.09	\$75.00	\$225.00
Corner Premium	3		\$0.06	\$50.00	\$150.00
Level Premium	1		\$0.06	\$50.00	\$50.00
Level Premium 2	1		\$0.13	\$100.00	\$100.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>2,391</b>	<b>\$1.85</b>	<b>\$1,471.00</b>	<b>\$4,413.00</b>
<b>high-a3 - 1 Bed 1 Bath</b>		820			
Rent	3		\$1.68	\$1,376.00	\$4,128.00
54th Street View	3		\$0.09	\$75.00	\$225.00
Level Premium	1		\$0.06	\$50.00	\$50.00
Level Premium 2	1		\$0.12	\$100.00	\$100.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>2,460</b>	<b>\$1.83</b>	<b>\$1,501.00</b>	<b>\$4,503.00</b>
<b>high-b1 - 1 Bed 1 Bath</b>		820			
Rent	3		\$1.68	\$1,375.00	\$4,125.00
54th Street View	3		\$0.09	\$75.00	\$225.00
Level Premium	1		\$0.06	\$50.00	\$50.00
Level Premium 2	1		\$0.12	\$100.00	\$100.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>2,460</b>	<b>\$1.83</b>	<b>\$1,500.00</b>	<b>\$4,500.00</b>
<b>high-b2 - 1 Bed 1 Bath</b>		839			
Rent	6		\$1.67	\$1,400.00	\$8,400.00
A12 Building Premium	3		\$0.12	\$100.00	\$300.00
High Street View	6		\$0.18	\$150.00	\$900.00
Level Premium	2		\$0.06	\$50.00	\$100.00
Level Premium 2	2		\$0.12	\$100.00	\$200.00
<b>TOTAL/AVG</b>	<b>6</b>	<b>5,034</b>	<b>\$1.97</b>	<b>\$1,650.00</b>	<b>\$9,900.00</b>
<b>high-c - 1 Bed 1 Bath</b>		1,053			
Rent	4		\$1.54	\$1,626.00	\$6,504.00
A12 Building Premium	2		\$0.09	\$100.00	\$200.00
Amenity Deck	4		\$0.02	\$25.00	\$100.00
Level Premium	2		\$0.05	\$50.00	\$100.00
Level Premium 2	2		\$0.09	\$100.00	\$200.00
<b>TOTAL/AVG</b>	<b>4</b>	<b>4,212</b>	<b>\$1.69</b>	<b>\$1,776.00</b>	<b>\$7,104.00</b>
<b>high-ca - 1 Bed 1 Bath</b>		1,101			
Rent	2		\$1.53	\$1,688.00	\$3,376.00
A12 Building Premium	1		\$0.09	\$100.00	\$100.00
Amenity Deck	2		\$0.02	\$25.00	\$50.00
Terrace Premium	2		\$0.02	\$25.00	\$50.00
<b>TOTAL/AVG</b>	<b>2</b>	<b>2,202</b>	<b>\$1.62</b>	<b>\$1,788.00</b>	<b>\$3,576.00</b>
<b>high-d1 - 2 Bed 2 Bath</b>		1,205			
Rent	2		\$1.43	\$1,728.00	\$3,456.00
A12 Building Premium	1		\$0.08	\$100.00	\$100.00
BALCONY	1		\$0.08	\$100.00	\$100.00
High Street View	2		\$0.12	\$150.00	\$300.00
Level Premium 2	2		\$0.08	\$100.00	\$200.00
Terrace Premium	2		\$0.02	\$25.00	\$50.00
<b>TOTAL/AVG</b>	<b>2</b>	<b>2,410</b>	<b>\$1.75</b>	<b>\$2,103.00</b>	<b>\$4,206.00</b>
<b>high-d1a - 2 Bed 2 Bath</b>		1,273			
Rent	4		\$1.43	\$1,816.00	\$7,264.00
A12 Building Premium	2		\$0.08	\$100.00	\$200.00
High Street View	4		\$0.12	\$150.00	\$600.00
Level Premium	2		\$0.04	\$50.00	\$100.00
<b>TOTAL/AVG</b>	<b>4</b>	<b>5,092</b>	<b>\$1.60</b>	<b>\$2,041.00</b>	<b>\$8,164.00</b>
<b>high-d2 - 2 Bed 2 Bath</b>		1,211			
Rent	3		\$1.43	\$1,735.00	\$5,205.00
54th Street View	3		\$0.06	\$75.00	\$225.00
Level Premium	1		\$0.04	\$50.00	\$50.00
Level Premium 2	1		\$0.08	\$100.00	\$100.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>3,633</b>	<b>\$1.54</b>	<b>\$1,860.00</b>	<b>\$5,580.00</b>

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<b>high-d3 - 2 Bed 2 Bath</b>		1,253			
Rent	4		\$1.43	\$1,790.00	\$7,160.00
A12 Building Premium	2		\$0.08	\$100.00	\$200.00
Level Premium	2		\$0.04	\$50.00	\$100.00
Level Premium 2	2		\$0.08	\$100.00	\$200.00
<b>TOTAL/AVG</b>	<b>4</b>	<b>5,012</b>	<b>\$1.53</b>	<b>\$1,915.00</b>	<b>\$7,660.00</b>
<b>high-d3a - 2 Bed 2 Bath</b>		1,301			
Rent	2		\$1.42	\$1,852.00	\$3,704.00
A12 Building Premium	1		\$0.08	\$100.00	\$100.00
Terrace Premium	2		\$0.02	\$25.00	\$50.00
<b>TOTAL/AVG</b>	<b>2</b>	<b>2,602</b>	<b>\$1.48</b>	<b>\$1,927.00</b>	<b>\$3,854.00</b>
<b>high-d4 - 2 Bed 2 Bath</b>		1,273			
Rent	5		\$1.43	\$1,816.00	\$9,080.00
A12 Building Premium	3		\$0.08	\$100.00	\$300.00
High Street View	5		\$0.12	\$150.00	\$750.00
Level Premium	2		\$0.04	\$50.00	\$100.00
Level Premium 2	2		\$0.08	\$100.00	\$200.00
<b>TOTAL/AVG</b>	<b>5</b>	<b>6,365</b>	<b>\$1.64</b>	<b>\$2,086.00</b>	<b>\$10,430.00</b>
<b>high-d4a - 2 Bed 2 Bath</b>		1,293			
Rent	1		\$1.42	\$1,842.00	\$1,842.00
High Street View	1		\$0.12	\$150.00	\$150.00
<b>TOTAL/AVG</b>	<b>1</b>	<b>1,293</b>	<b>\$1.54</b>	<b>\$1,992.00</b>	<b>\$1,992.00</b>
<b>high-d5 - 2 Bed 2 Bath</b>		1,260			
Rent	3		\$1.44	\$1,816.00	\$5,448.00
A12 Building Premium	3		\$0.08	\$100.00	\$300.00
Level Premium	1		\$0.04	\$50.00	\$50.00
Level Premium 2	1		\$0.08	\$100.00	\$100.00
Terrace Premium	3		\$0.02	\$25.00	\$75.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>3,780</b>	<b>\$1.58</b>	<b>\$1,991.00</b>	<b>\$5,973.00</b>
<b>high-e1 - 2 Bed 2 Bath</b>		1,205			
Rent	2		\$1.56	\$1,874.00	\$3,748.00
Amenity Deck	2		\$0.02	\$25.00	\$50.00
Level Premium	1		\$0.04	\$50.00	\$50.00
Level Premium 2	1		\$0.08	\$100.00	\$100.00
<b>TOTAL/AVG</b>	<b>2</b>	<b>2,410</b>	<b>\$1.64</b>	<b>\$1,974.00</b>	<b>\$3,948.00</b>
<b>high-e1a - 2 Bed 2 Bath</b>		1,259			
Rent	1		\$1.54	\$1,944.00	\$1,944.00
Amenity Deck	1		\$0.02	\$25.00	\$25.00
BALCONY	1		\$0.08	\$100.00	\$100.00
Terrace Premium	1		\$0.02	\$25.00	\$25.00
<b>TOTAL/AVG</b>	<b>1</b>	<b>1,259</b>	<b>\$1.66</b>	<b>\$2,094.00</b>	<b>\$2,094.00</b>
<b>high-e2 - 2 Bed 2 Bath</b>		1,237			
Rent	4		\$1.55	\$1,915.00	\$7,660.00
A12 Building Premium	2		\$0.08	\$100.00	\$200.00
Amenity Deck	2		\$0.02	\$25.00	\$50.00
Level Premium	2		\$0.04	\$50.00	\$100.00
Level Premium 2	2		\$0.08	\$100.00	\$200.00
<b>TOTAL/AVG</b>	<b>4</b>	<b>4,948</b>	<b>\$1.66</b>	<b>\$2,052.50</b>	<b>\$8,210.00</b>
<b>high-e2b - 2 Bed 2 Bath</b>		1,282			
Rent	2		\$1.54	\$1,974.00	\$3,948.00
A12 Building Premium	1		\$0.08	\$100.00	\$100.00
Amenity Deck	2		\$0.02	\$25.00	\$50.00
Terrace Premium	2		\$0.02	\$25.00	\$50.00
<b>TOTAL/AVG</b>	<b>2</b>	<b>2,564</b>	<b>\$1.62</b>	<b>\$2,074.00</b>	<b>\$4,148.00</b>
<b>high-e3 - 2 Bed 2 Bath</b>		1,230			
Rent	6		\$1.55	\$1,906.00	\$11,436.00
A12 Building Premium	3		\$0.08	\$100.00	\$300.00
High Street View	6		\$0.12	\$150.00	\$900.00
Level Premium	2		\$0.04	\$50.00	\$100.00
Level Premium 2	2		\$0.08	\$100.00	\$200.00
<b>TOTAL/AVG</b>	<b>6</b>	<b>7,380</b>	<b>\$1.75</b>	<b>\$2,156.00</b>	<b>\$12,936.00</b>
<b>high-e4 - 2 Bed 2 Bath</b>		1,227			
Rent	6		\$1.55	\$1,902.00	\$11,412.00
A12 Building Premium	3		\$0.08	\$100.00	\$300.00
High Street View	6		\$0.12	\$150.00	\$900.00

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Level Premium	2		\$0.04	\$50.00	\$100.00
Level Premium 2	2		\$0.08	\$100.00	\$200.00
<b>TOTAL/AVG</b>	<b>6</b>	<b>7,362</b>	<b>\$1.75</b>	<b>\$2,152.00</b>	<b>\$12,912.00</b>
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<b>high-e5 - 2 Bed 2 Bath</b>		1,239			
Rent	3		\$1.55	\$1,918.00	\$5,754.00
54th Street View	3		\$0.06	\$75.00	\$225.00
Level Premium	1		\$0.04	\$50.00	\$50.00
Level Premium 2	1		\$0.08	\$100.00	\$100.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>3,717</b>	<b>\$1.65</b>	<b>\$2,043.00</b>	<b>\$6,129.00</b>
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<b>high-e6 - 2 Bed 2 Bath</b>		1,239			
Rent	2		\$1.55	\$1,918.00	\$3,836.00
Level Premium	1		\$0.04	\$50.00	\$50.00
Level Premium 2	1		\$0.08	\$100.00	\$100.00
<b>TOTAL/AVG</b>	<b>2</b>	<b>2,478</b>	<b>\$1.61</b>	<b>\$1,993.00</b>	<b>\$3,986.00</b>
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<b>high-e6b - 2 Bed 2 Bath</b>		1,295			
Rent	1		\$1.50	\$1,941.00	\$1,941.00
Terrace Premium	1		\$0.02	\$25.00	\$25.00
<b>TOTAL/AVG</b>	<b>1</b>	<b>1,295</b>	<b>\$1.52</b>	<b>\$1,966.00</b>	<b>\$1,966.00</b>
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<b>high-e7 - 2 Bed 2 Bath</b>		1,251			
Rent	3		\$1.55	\$1,933.00	\$5,799.00
54th Street View	3		\$0.06	\$75.00	\$225.00
Level Premium	1		\$0.04	\$50.00	\$50.00
Level Premium 2	1		\$0.08	\$100.00	\$100.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>3,753</b>	<b>\$1.65</b>	<b>\$2,058.00</b>	<b>\$6,174.00</b>
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<b>high-f - 2 Bed 2 Bath</b>		1,394			
Rent	4		\$1.55	\$2,165.00	\$8,660.00
A12 Building Premium	2		\$0.07	\$100.00	\$200.00
Amenity Deck	2		\$0.02	\$25.00	\$50.00
Level Premium	2		\$0.04	\$50.00	\$100.00
Level Premium 2	2		\$0.07	\$100.00	\$200.00
<b>TOTAL/AVG</b>	<b>4</b>	<b>5,576</b>	<b>\$1.65</b>	<b>\$2,302.50</b>	<b>\$9,210.00</b>
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<b>high-fb - 2 Bed 2 Bath</b>		1,437			
Rent	2		\$1.55	\$2,221.00	\$4,442.00
A12 Building Premium	1		\$0.07	\$100.00	\$100.00
Terrace Premium	2		\$0.02	\$25.00	\$50.00
<b>TOTAL/AVG</b>	<b>2</b>	<b>2,874</b>	<b>\$1.60</b>	<b>\$2,296.00</b>	<b>\$4,592.00</b>
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<b>high-g1 - 2 Bed 2.5 Bath</b>		1,653			
Rent	3		\$1.49	\$2,455.00	\$7,365.00
Corner Premium	3		\$0.03	\$50.00	\$150.00
High Street View	3		\$0.09	\$150.00	\$450.00
Level Premium	1		\$0.03	\$50.00	\$50.00
Level Premium 2	1		\$0.06	\$100.00	\$100.00
Terrace Premium	3		\$0.02	\$25.00	\$75.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>4,959</b>	<b>\$1.65</b>	<b>\$2,730.00</b>	<b>\$8,190.00</b>
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<b>high-g2 - 2 Bed 2.5 Bath</b>		1,739			
Rent	3		\$1.41	\$2,455.00	\$7,365.00
53rd Street Premium	3		\$0.04	\$75.00	\$225.00
A12 Building Premium	3		\$0.06	\$100.00	\$300.00
High Street View	3		\$0.09	\$150.00	\$450.00
Level Premium	1		\$0.03	\$50.00	\$50.00
Level Premium 2	1		\$0.06	\$100.00	\$100.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>5,217</b>	<b>\$1.63</b>	<b>\$2,830.00</b>	<b>\$8,490.00</b>
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<b>high-h1 - 2 Bed 2.5 Bath + Den</b>		1,805			
Rent	3		\$1.44	\$2,594.00	\$7,782.00
Amenity Deck	3		\$0.01	\$25.00	\$75.00
Corner Premium	3		\$0.03	\$50.00	\$150.00
High Street View	3		\$0.08	\$150.00	\$450.00
Level Premium	1		\$0.03	\$50.00	\$50.00
Level Premium 2	1		\$0.06	\$100.00	\$100.00
Terrace Premium	1		\$0.01	\$25.00	\$25.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>5,415</b>	<b>\$1.59</b>	<b>\$2,877.33</b>	<b>\$8,632.00</b>
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<b>high-h2 - 2 Bed 2.5 Bath + Den</b>		1,805			
Rent	2		\$1.46	\$2,643.00	\$5,286.00
A12 Building Premium	2		\$0.06	\$100.00	\$200.00
Amenity Deck	2		\$0.01	\$25.00	\$50.00
Corner Premium	2		\$0.03	\$50.00	\$100.00
High Street View	2		\$0.08	\$150.00	\$300.00

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Level Premium 2	1		\$0.06	\$100.00	\$100.00
Terrace Premium	2		\$0.01	\$25.00	\$50.00
<b>TOTAL/AVG</b>	<b>2</b>	<b>3,610</b>	<b>\$1.69</b>	<b>\$3,043.00</b>	<b>\$6,086.00</b>

<b>high-h2a - 2 Bed 2.5 Bath + Den</b>		1,805			
Rent	1		\$1.46	\$2,643.00	\$2,643.00
A12 Building Premium	1		\$0.06	\$100.00	\$100.00
Amenity Deck	1		\$0.01	\$25.00	\$25.00
Corner Premium	1		\$0.03	\$50.00	\$50.00
High Street View	1		\$0.08	\$150.00	\$150.00
Level Premium	1		\$0.03	\$50.00	\$50.00
Terrace Premium	1		\$0.01	\$25.00	\$25.00
<b>TOTAL/AVG</b>	<b>1</b>	<b>1,805</b>	<b>\$1.69</b>	<b>\$3,043.00</b>	<b>\$3,043.00</b>

<b>high-h3 - 3 Bed 2.5 Bath</b>		1,855			
Rent	3		\$1.44	\$2,680.00	\$8,040.00
53rd Street Premium	3		\$0.04	\$75.00	\$225.00
A12 Building Premium	3		\$0.05	\$100.00	\$300.00
Level Premium	1		\$0.03	\$50.00	\$50.00
Level Premium 2	1		\$0.05	\$100.00	\$100.00
Terrace Premium	3		\$0.01	\$25.00	\$75.00
<b>TOTAL/AVG</b>	<b>3</b>	<b>5,565</b>	<b>\$1.58</b>	<b>\$2,930.00</b>	<b>\$8,790.00</b>

<b>COMBINED TOTAL/AVG</b>	<b>99</b>	<b>1,246</b>	<b>\$1.67</b>	<b>\$2,077.86</b>	<b>\$205,708.00</b>	<b>Monthly</b>
		<b>123,392</b>			<b>\$2,468,496.00</b>	<b>Annual</b>

**DEPOSITS, FEES, ANCILLARY RENT**

Floorplan	App Fee	Sec Deposit	Non-Ref Admin Fee	Water/Sewer /Refuse	Pet Deposit	Non-Ref Pet Sant. Fee	Ancillary Rent
1 Bedroom Apartments	\$50.00	\$500.00	\$200.00	\$65.00	\$300.00	\$200.00	
2 Bedroom Apartments	\$50.00	\$500.00	\$200.00	\$90.00	\$300.00	\$200.00	
3 Bedroom Apartments	\$50.00	\$500.00	\$200.00	\$90.00	\$300.00	\$200.00	
Pet Rent One Animal							\$25.00
Pet Rent Two Animals							\$50.00
Month to Month Fee							\$200.00
In House Transfer Fee							\$300.00

TERMS: The above rents are for an apartment excluding utilities. New Rental Agreements may be negotiated for any term ranging from six (6) months to twelve (12) months as long as expirations do not exceed 10% of your total units each month. The Community Manager must approve all Rental Agreements. Discretion should be used with reference to credit rating, previous residency and financial stability. Terms shorter than six (6) months or longer than twelve (12) months must be approved by the Portfolio Director.

FINANCIAL QUALIFICATIONS: Income qualification must be three (3) times the monthly rent amount.

OPTION TO RENEW/RENT INCREASE: At expiration of the initial term, the Rental Agreement will automatically renew on a month-to-month basis under the same terms and conditions with the addition of a month to month premium above market rate as additional rent, unless Resident gives Management a written sixty (60) Day Notice to Vacate prior to the expiration of the Rental Agreement or unless Management, at its sole option, chooses not to renew this Agreement and serves Tenant with a sixty (60) day Notice to Vacate, and in such cases, Resident agrees to vacate on the expiration date of the Agreement. Where a month-to-month tenancy exists, a Notice to Vacate must be submitted to Management or Tenant thirty (30) days prior to vacating. Residents who have signed a 5 month or less lease-term are required to give a thirty (30) day Notice to Vacate. The rent

Effective April 12, 2013 occupancy standards will be as follows:

One Bedroom	2
Two Bedrooms	4
Three Bedroom	6

**In counting the number of occupants, you may NOT count children under the age of 24 months.**

PETS: 2 Pets per apartment, maximum height 18 inches at hindquarters and/or 0 lbs weight at maturity, is allowed. No restricted breeds allowed. The Community Manager must approve any caged animals and all pet deposits, fees and rent will apply.

TRANSFERS: A resident wishing to transfer to another apartment within the property or to another P.B. Bell property may do so with permission from the Community Manager. A transfer fee will be charged. Refer to "Resident Transfer Procedure" in the Policy and Procedures Manual for guidelines on required procedures. Move-in concessions must be paid back prior to transferring to another property.

DEFAULT IN RENTAL AGREEMENT BY RESIDENT: Any resident wishing to terminate their lease prior to the expiration date may choose to do one of the following: A. Buy Out Fee: Equal to one month's rent plus ancillary charges. Concessions are charged back (including tax). Eligible to residents who give a sixty (60) day notice, pay rent through the sixty (60) day notice and agree to pay buy out fee prior to move-out. B. Default Fee: one month's rent plus ancillary charges. Concessions are charged back (including tax). Occurs when a resident does not fulfill the rental agreement, including residents who skip or are evicted. This also applies to residents who agree to a Buy Out and then do not comply with the

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Debbie Willis, CPM  
President  
Property Services