

Fee Transparency

A guide to one-time, recurring, optional, and situational rental charges at Calson Properties. Property-specific charges are identified below.

Mandatory One-Time Fees

Fee / charge	Amount	Frequency / details
Application fee	\$35	One-time
Security deposit	Starting at \$1,000 Starting at \$1,500	Del Medio Manor - one-time Castlemont Arms - one-time

Mandatory Recurring Fees

Fee / charge	Amount	Frequency / details
Base rent	Varies	Monthly; based on unit size
Utilities	Varies	Castlemont Arms only
Administrative fee	\$4	Monthly; Castlemont Arms only

Optional Monthly Fees

Fee / charge	Amount	Frequency / details
Additional parking space	\$30	Monthly
Additional storage	\$50	Monthly; Del Medio Manor only
Landlord liability insurance via portal	\$10-\$15	Monthly
RentPlus (positive credit reporting)	\$8-\$15	Monthly

Situational Fees

Fee / charge	Amount	Frequency / details
Non-sufficient funds (NSF) fee	\$25	Per occurrence
Late fee	\$100	Per occurrence
Third-party debit card processing	\$9.99	Per transaction
Third-party credit card processing	2.99%-3.49%	Per transaction; \$5 minimum
Early lease termination	Minimum: twice the monthly rent	Final charges depend on timing, unit condition, and applicable lease terms.
Month-to-month charge	\$100	Monthly; Castlemont Arms only
Extended guest visit (over 7 days)	\$20	Per day, per guest
Common area cleaning after reservation	Starting at \$75	If not properly cleaned after a resident reservation
Lost / replacement apartment or mailbox key	\$50	Per key
Unit lockout	Starting at \$100	Per occurrence; subject to availability

Resident-Caused Maintenance Charges

Residents will be charged for repair or replacement due to resident-caused damage, misuse, or neglect, including clogged drain lines, clogged trash chutes, and misuse of appliances.