Standard Disclosure Form

RENTAL PROPERTY
Name of Community (if applicable): Ion Austin
Street Address: 2100 San Antonio Street, Austin, Texas 78705
Unit Number: All apartments (community-wide disclosure)

BASE RENT	
Amount ($)	**Cadence (e.g., monthly)**
As quoted	Monthly

MANDATORY ONE-TIME FEES			
Fee	**Amount ($)**	**Refundable?**	**Additional Details**
Application Fee	$50	Yes ☐ No ☒	Due at application. Does not apply toward other charges.
Administrative Fee with guarantor	$200	Yes ☐ No ☒	Applies when the resident provides an approved signed Guaranty within 7 days of signing. Not a security deposit.
Administrative Fee without guarantor	$750	Yes ☐ No ☒	Due within 7 days of signing the Housing Agreement and before move-in. Not a security deposit.
		Yes ☐ No ☐	
		Yes ☐ No ☐	
		Yes ☐ No ☐	

MANDATORY RECURRING FEES COLLECTIBLE THROUGHOUT LEASE TERM			
Fee	**Amount ($)**	**Cadence (e.g., monthly)**	**Additional Details**
Required Amenity Fee	$65	Monthly	

OPTIONAL/ADD-ON ONE-TIME FEES			
Fee	**Amount ($)**	**Refundable?**	**Additional Details**
Reassignment Fee	$350	Yes ☐ No ☒	Resident-requested apartment change. Prepaid; refunded only if Ion declines the request.
Cancellation/Remarketing Fee	$650	Yes ☐ No ☒	Resident initiated early termination, in addition to remaining rent minus any applicable credit for mitigation of loss.
Delegation Fee	$200	Yes ☐ No ☒	Charged to the primary resident for an approved delegation of use of the resident's space to another person.
Lockout Fee	$75	Yes ☐ No ☒	Per instance. First lockout during office hours carries no charge; fee applies to additional or after-hours lockouts.

OPTIONAL/ADD-ON RECURRING FEES COLLECTIBLE THROUGHOUT LEASE TERM			
Fee	**Amount ($)**	**Cadence (e.g., monthly)**	**Additional Details**
Liability Insurance Waiver	$19.95	Monthly	Applies only if the resident does not provide proof of acceptable renter's liability insurance ($250,000 minimum).
Credit Reporting	$8.95	Monthly	Per adult resident. Reports on-time rent payments to credit bureaus; residents may opt out anytime.
Garage Parking	$180	Monthly	One non-reserved space in the community parking garage.
Pool View	$15	Monthly	Select apartments. Applies based on apartment assignment.

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USAGE-BASED AND VARIABLE FEES

Include utilities and any other fees that tenants must pay that vary in amount or depend on usage.
The estimated cost for usage-based and variable fees should include an average amount, typical range, or other form of estimation. Actual costs may differ from those presented.

Fee/Utility	Estimated Cost	Cadence (e.g., monthly or per occurrence)	Additional Details

Standard Disclosure Form (Continued)

Ion Austin | 2100 San Antonio Street, Austin, Texas 78705

OPTIONAL/ADD-ON RECURRING FEES COLLECTIBLE THROUGHOUT LEASE TERM (CONT.)			
Fee	**Amount ($)**	**Cadence (e.g., monthly)**	**Additional Details**
Bedroom Window Upgrade	$30	Monthly	Applies when the assigned bedroom has a direct exterior window in a specified floorplan.
Mid-Floor Upgrade	$30	Monthly	Select apartments. Applies based on apartment assignment.
High-Floor Upgrade	$55	Monthly	Select apartments. Applies based on apartment assignment.
Apartment with Balcony	$100	Monthly	Select apartments. Applies based on apartment assignment.