

Application Fee Disclaimer

By submitting an application through Apartment One, you authorize our platform to process your rental application, verify your information, and forward your profile (including credit screening via Experian) to property owners or managers for qualified units.

Apartment One charges a one-time Tenant Matching & Screening Fee, which covers:

- Credit report and identity verification
- Match filtering to units you fully qualify for
- Application delivery to listing agents or owners
- Listing verification to avoid scams or unavailable units

State-Specific Compliance:

- California: In accordance with California Civil Code §1950.6, application fees are adjusted annually based on the Consumer Price Index (CPI). As of 2025, the maximum allowable fee is \$62.02.
- New York: Pursuant to New York Real Property Law §238-a, application fees are capped at \$20. If you provide a background or credit check conducted within the past 30 days, this fee will be waived.
- Virginia: Under Virginia Code §55.1-1203, application fees must not exceed \$50, exclusive of actual out-of-pocket expenses paid to third parties for background checks.
- Wisconsin: According to Wisconsin Administrative Code ATCP §134.05, application fees are limited to \$20, and landlords must provide applicants with a copy of the report.
- Minnesota: Application fees must not exceed the actual cost of screening. Any excess amount must be refunded to the applicant.
- Massachusetts & Vermont: Application fees are prohibited. Only licensed real estate brokers may charge such fees in Massachusetts.
- Washington: Application fees must equal the exact cost of the screening service.
- Delaware: Fees are capped at the greater of 10% of the monthly rent or \$50, as per Delaware Code §5514(d).
- Maine: Landlords may only charge fees that cover the actual cost of screening processes.
- Washington D.C.: Application fees must not exceed \$50, in accordance with D.C. Code §42-3505.10.

In states not listed above, Apartment One ensures that application fees are reasonable, reflect actual screening costs, and comply with local regulations.

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No duplicate application fees will be charged unless required by the listing owner. In such cases, your fee will either:

- Be credited toward the property manager's fee, or
- You will be refunded or offered a re-match at no additional cost.

Apartment One is committed to transparency and compliance with all state and local regulations. Listings are only shown when confirmed to be available, and receipts are provided for all transactions.

