FEE GUIDE

Welcome! We're excited to have you here! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. Our goal is to help you plan your budget with ease, enhancing your rental home experience. If you have any questions, our friendly Leasing Agents are here to help! Feel free to stop by, give us a call, or send a message—we're excited to assist you!

Fee Label	Amount	Applied	Frequency / Due At	
MOVE-IN BASICS				
Application Fee	$50.00	Per Applicant	One-Time/At Application	Required
Amount to process application, initiate screening, and take a rental home off the market.				
Community Amenity Fee	$300.00	Per Occurrence	Annual	Required
Amount for community amenity use and services.				
Security Deposit (Refundable)[35]	$500.00 - $800.00	Per Occurrence	Per Lease/At Move-in	Required
Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.				
ESSENTIALS				
Renters Liability Insurance - Third Party[<>2]	Varies	Per Leaseholder	Monthly	Required
Amount for renters liability insurance obtained through resident's provider of choice.				
PERSONALIZED ADD-ONS				
Parking - Garage	$225.00	Per Unit	Monthly	Optional
Amount for garage parking space/services. May be subject to availability.				
Pet Fee	$300.00	Per Unit	One-Time/At Move-in	Optional
Amount to facilitate authorized pet move-in.				
Pet Rent	$30.00	Per Pet/Animal	Monthly	Optional
Short Term Rental	$500.00	Per Unit	Monthly	Optional
Amount for rental home occupancy for a shorter lease term. May be subject to availability.				
Storage Space Rental[32]	$75.00 - $125.00	Per Unit	Monthly	Optional
Amount for usage of optional storage space. May be subject to availability.				
SITUATIONAL				
Access Device - Replacement[7]	$50.00 - $75.00	Per Device	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.				
Access/Lock Change Fee	$75.00	Per Occurrence	Per Occurrence	Situational
Amount to change or reprogram access to rental home.				
Early Lease Termination/Cancellation	200.00%	Per Occurrence	Per Occurrence	Situational
Amount to terminate lease earlier than lease end date; excludes rent and other charges.				
Insufficient Move-Out Notice Fee	200.00%	Per Occurrence	Per Occurrence	Situational
Amount for not providing notice to move-out as required by lease.				
Intra-Community Transfer Fee	$500.00	Per Occurrence	Per Occurrence	Optional
Amount due when transferring to another rental unit within community.				
Late Fee	5%	Per Occurrence	Per Occurrence	Situational
Amount for paying after rent due date; per terms of lease.				
Lease Violation	$250.00	Per Occurrence	Per Occurrence	Situational
Amount for violation of community policies and/or per lease terms.				
Month-to-Month Fee	$500.00	Per Occurrence	Per Occurrence	Optional
Amount, in addition to base rent, for a month-to-month lease.				
Renters Liability Only - Non-Compliance	$250.00	Per Unit	Monthly	Situational
Amount for not maintaining required Renters Liability Policy.				
Returned Payment Fee (NSF)	$50.00	Per Occurrence	Per Occurrence	Situational
Amount for returned payment.				
Trash Container - Replacement	$25.00	Per Occurrence	Per Occurrence	Situational
Amount to replace trash/waste container.				
Utility - Vacant Processing Fee	$250.00	Per Occurrence	Per Occurrence	Situational
Amount for failing to transfer utilities into resident name.				
Monthly valet trash fee	$25.00	Per Unit	Monthly	

All fees paid to property unless indicated by <> symbol. Unless a fee is explicitly identified as refundable, all fees are non-refundable. Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Resident is responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the lease. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.

2 Price varies based on amount of coverage.

7 Price varies based on device type.

32 Price varies based on rentable item size.

35 Price varies based on screening conditions.

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EQUAL HOUSING OPPORTUNITY