



We understand that fees can be an important consideration when choosing a new home. We're here to assist with any questions or concerns you might have regarding the information listed below. To help budget your monthly fixed costs, add your base rent to the Essentials and any Personalized Add-Ons you will be selecting. Our goal is to help you plan your budget with ease, enhancing your rental home experience.



## MOVE-IN FEES

Application Fee	\$50	per adult / once	Required
Admin Fee	\$250	per unit / once	Required
Deposit	\$300 – 1st Months' Rent	per unit / once	Required
Account Set-up	\$25	per unit / once	Required



## ESSENTIALS

Electric	Usage-based	per unit / mo.	Required
Trash	Usage-based	per unit / mo.	Required
Water, Sewer	Usage-based	per unit / mo.	Required
Liability Waiver	\$21.00	per unit / mo.	Required
Valet Trash	\$20.00	per unit / mo.	Required
Pest Control	\$5.00	per unit / mo.	Required
Common Area Electricity	\$15.00	per unit / mo.	Required

*\*\* Liability Waiver - \$200,000.00 liability coverage only - Personal property/contents not covered*



## PERSONAL ADD-ONS

Pet Rent	\$40.00	per pet/ mo.	Optional
Pet Fee	\$350.00	per pet/ one time	Optional



## SITUATIONAL FEES

Front Door / Mailbox / Fob Key Replacement	\$50.00	Per Occurrence
Non-Sufficient Funds Charge	\$100.00	Per Occurrence
Late Payment Fee	5% of the total rent	Per Occurrence
Lease Termination Fee / Reletting Fee	100%	Per Occurrence
Month-to-Month Fee	\$300.00	Per Occurrence
Legal Fees	\$75.00 (Notice of Service Fee)	Per Occurrence
	(Actual Cost of Attorneys/Eviction Fee)	Per Occurrence
Lease Violation Fee	\$50.00-\$200.00 (per Violation)	Per Occurrence
Transfer Fee	\$250.00	Per Occurrence
Concession Repayment	100%	Per Occurrence
Clubhouse Rental	\$250.00 (only pool clubhouse)	Per Occurrence

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 maybe responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.