ALDERS
MAGNOLIA
ACTIVE ADULT SENIOR LIVING

PRICE GUIDES

MOVE IN

APPLICATION FEE (BACKGROUND & CREDIT CHECK)	**$35.00**	PER APPLICANT/ONCE	REQUIRED
CRITERIA: *INCOME VERIFICATION (2X RENT) & ID VERIFICATION REQUIRED*			
COMMUNITY AMENITY FEE	**$1,000.00**	PER UNIT TYPE/ONCE	REQUIRED
SECURITY DEPOSIT – ADDITIONAL	**VARIES**	PER OCCURRENCE	REQUIRED

ESSENTIALS

BOILER MANAGEMENT	**$18.00**	PER UNIT/MONTH	REQUIRED
CABLE TV AND INTERNET SERVICES	**$90.00**	PER UNIT/MONTH	REQUIRED
PEST CONTROL SERVICES	**$5.00**	PER UNIT/MONTH	REQUIRED
RENT SERVICE FEE	**$2.50**	PER UNIT/MONTH	REQUIRED
RENTERS LIABILITY INSURANCE – THIRD PARTY	**VARIES**	PER LEASEHOLDER/MONTH	REQUIRED
TRASH ADMINISTRATIVE FEE	**VARIES**	PER UNIT/MONTH	REQUIRED
TRASH SERVICE – DOORSTEP	**$25.00**	PER UNIT/MONTH	REQUIRED
UTILITY – WATER/WASTEWATER SUBMETER ADMIN FEE	**VARIES**	PER UNIT/MONTH	REQUIRED
WATER/SEWER	**USAGE-BASED**	PER UNIT/MONTH	REQUIRED

PERSONALIZED ADD-ONS

PARKING – COVERED	**$65.00**	PER OCCURRENCE	OPTIONAL
PARKING – GARAGE	**$125.00–$225.00**	PER OCCURRENCE	OPTIONAL
PET DEPOSIT (REFUNDABLE)	**$250.00**	PER PET/ONCE	OPTIONAL
PET FEE	**$250.00**	PER PET/ONCE	OPTIONAL
PET RENT	**$25.00**	PER PET/MONTH	OPTIONAL
STORAGE SPACE RENTAL	**$40.00–$150.00**	PER RENTABLE	OPTIONAL

SITUATIONAL FEES

APARTMENT KEY – REPLACEMENT	**$75.00**	PER OCCURRENCE
GATE OR GARAGE CLICKER	**$100.00**	PER OCCURRENCE
EARLY LEASE TERMINATION/CANCELLATION	**2X RENT AMOUNT**	PER OCCURRENCE
GUEST SUITE RENTAL	**$150.00**	PER OCCURRENCE
INTRA-COMMUNITY TRANSFER FEE	**$750.00**	PER OCCURRENCE
LATE FEE	**10%**	PER OCCURRENCE
MONTH-TO-MONTH FEE	**MARKET RATE + $250.00**	PER OCCURRENCE
NON-SUFFICIENT FUNDS (NSF)	**$75.00**	PER OCCURRENCE
PAYMENT SERVICES – THIRD PARTY	**1.00%–9.00%**	PER OCCURRENCE/MONTH
RELETTING FEE	**85%**	PER OCCURRENCE
UTILITY – VACANT COST RECOVERY	**$50.00**	PER OCCURRENCE
UTILITY – VACANT PROCESSING FEE	**USAGE-BASED**	PER OCCURRENCE