

FEE LABEL	AMOUNT	APPLIED	FREQUENCY/DUE AT	REQUIRED / OPTIONAL / SITUATIONAL
MOVE IN BASICS				
Application Fee Amount to process application, initiate screening, and take a rental home off the market.	\$54	Per Applicant	One-Time/At Application	Required
Security Deposit (Refundable) Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms. Amount may vary dependant upon screening results and can be up to one-month's rent.	\$500 - One Month Rent	Per Unit	One-Time/At Move-In	Required
ESSENTIALS				
Community Amenity Fee Amount for community amenity use and services.	\$500	Per Unit	One-Time/At Move-In	Required
#, 3 Renters Liability Insurance - Third Party Amount for renters liability insurance obtained through resident's provider of choice.	Varies	Per Leaseholder	Monthly	Required
Security Deposit (Refundable) Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms. Amount may vary dependant upon screening results and can be up to one-month's rent.	\$500 - One Month Rent	Per Unit	One-Time/At Move-In	Required
Trash Services - Hauling Amount for shared trash/waste services.	\$15	Per Unit	Monthly	Required
Utility - Billing Administrative Fee Amount to manage utility services billing.	\$4.75	Per Unit	Monthly	Required
# Utility - Electric - Third Party Amount for provision and consumption of electric paid to a third party.	Usage-Based	Per Unit	Monthly	Required
Utility - Final Bill Fee Amount billed to calculate final utility statement.	\$12	Per Unit	One-Time/At Move-Out	Required
Utility - New Account Fee Amount to establish utility services.	\$12	Per Unit	One-Time/At Move-In	Required
1 Utility - Stormwater/Drainage Amount for provision of storm water services.	Usage-Based	Per Unit	Monthly	Required
2 Utility - Water/Sewer Amount for provision and/or consumption of water and sewer services	Usage-Based	Per Unit	Monthly	Required
PERSONALIZED ADD-ONS				
Parking (First Car) Amount for parking space/services. May be subject to availability.	\$325	Per Rentable Item	Monthly	Optional
Parking (Second Car) Amount for parking space/services. May be subject to availability.	\$400	Per Rentable Item	Monthly	Optional
Pet Fee Amount to facilitate authorized pet move-in.	\$500	Per Pet	One-Time/At Move-In	Optional
Pet Fee - Additional Pet Amount to facilitate additional authorized pet move-in.	\$500	Per Pet	One-Time/At Move-In	Optional
Pet Rent Monthly amount for authorized pet.	\$60	Per Pet	Monthly	Optional
SITUATIONAL				
Access Device - Key Fob Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$200	Per Device	Per Occurrence	Situational
Access Device - Parking Fob Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$100	Per Occurrence	Per Occurrence	Situational
Access Device - Mailbox Key Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$10	Per Device	Per Occurrence	Situational
Common Area/Clubhouse Deposit (Refundable) Amount to rent a shared community amenity space. Refund processed in accordance with amenity/clubhouse rental agreement. May be subject to availability.	\$500	Per Occurrence	Per Occurrence	Situational
Common Area/Clubhouse Rental Amount to rent a shared common area space, including clubhouse. May be subject to availability.	\$150 - \$300	Per Occurrence	Per Hour/Occasional	Situational
Guest Suite Rental Amount to rent guest suite; per night. May be subject to availability.	\$250	Per Night	Per Occurrence	Situational
Intra-Community Transfer Fee Amount due when transferring to another rental unit within community.	\$1,000	Per Occurrence	Per Occurrence	Situational
Late Fee Amount for paying after rent due date; per terms of lease.	5%	Per Occurrence	Monthly	Situational
Lease Buy Out Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.	200%	Per Occurrence	One-Time/At Move Out	Situational
4 Legal/Eviction Fees Amount for legal expenses incurred for lease violations.	Varies	Per Occurrence	Per Occurrence/Monthly	Situational
Month-to-Month Fee Amount, in addition to base rent, for a month-to-month lease.	\$0-\$3,000	Per Occurrence	Monthly	Situational
Returned Payment Fee (NSF) Amount for returned payment.	\$50	Per Occurrence	Per Occurrence	Situational
Utility - Vacant Cost Recovery Amount for utility usage not transferred to resident responsibility any time during occupancy.	Usage-Based	Per Occurrence	Per Occurrence	Situational
Utility - Vacant Processing Fee Amount for failing to transfer utilities into resident name.	\$50	Per Occurrence	Per Occurrence	Situational
DISCLAIMER				
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.				
1 Utility apportionment is submetered water/gas/electric.				
2 Utility apportionment is allocation: divided eq per unit.				
3 Price varies based on amount of coverage.				
4 Price varies based on event type.				