

COMMUNITY FEE GUIDE



To help make your move-in and residency at Harper House Apartments as smooth as possible, we've created this guide to outline potential fees and services you might encounter during your tenancy. This guide will help you plan your monthly expenses and understand the optional add-ons available to enhance your experience at Harper House. We are excited for you to experience all we have to offer!

MOVE-IN FEES (REQUIRED)

Application Fee	\$50.00	per applicant / one-time
Security Deposit (Refundable)	\$700.00	per unit / one-time
Additional Security Deposit (Refundable)	Varies	varies based on screening / one-time
Administrative Fee	\$200.00	per unit / one-time
Utility Billing Setup Fee	\$4.50	per unit / one-time
Package Locker Setup Fee	\$20.00	per unit / one-time

ESTIMATED MONTHLY FEES (REQUIRED)

Rent	Varies	per unit / monthly
Utility Billing Admin Fee	\$6.00	per unit / monthly
Utility - Trash	\$15.00	per unit / monthly
Utility - Water	Varies	per unit / monthly
Utility - Wastewater	Varies	per unit / monthly
Utility - Stormwater	Varies	per unit / monthly
Utility - Gas	Varies	per unit / monthly
Utility - Electric	Usage-based	per unit / monthly
Renter's Liability Insurance	Varies	varies

PERSONALIZED ADD-ONS (OPTIONAL)

Cat Deposit (Refundable - 2 cat limit)	\$300.00	per unit / one-time
Cat Monthly Fee (2 cat limit)	\$35.00	per unit / monthly
Internet/Cable/Phone Service	Varies	varies
Online Payment Services	Varies	varies
Flex Payment Services	Varies	varies
Rent Reporting Services	Varies	varies

SITUATIONAL FEES

Late Payment Fee	5% of outstanding Rent	per occurrence
Non-Sufficient Funds (NSF) Fee	\$20.00	per occurrence
Renter's Insurance Non-Compliance*	\$9.63	per occurrence / monthly
Utility VCR Fee**	\$16.50	per occurrence
Intra-Community Transfer Fee	\$500.00	per occurrence
Lease Buyout Fee	Equal to 1 month's rent	per occurrence
Lease Violation	Varies	per occurrence
Legal/Eviction Fees	Varies	per occurrence
Screening Fee for Addl. Occupants	\$50.00	per person / per screening
Re-Screening Fee for Lease Modification	\$50.00	per person / per screening
Replacement or Additional Keys	\$5.00	per key
Lock Change	\$35.00	per lock / per occurrence
After-Hours Lockout	\$50.00	per occurrence
Oversize Item left at Dumpster	\$29.00 small/\$45.00 large	per item / per occurrence

PLEASE DO NOT HESITATE TO REACH OUT TO OUR DEDICATED LEASING TEAM WITH ANY QUESTIONS REGARDING POTENTIAL CHARGES OR FEES

Fees listed are in addition to base monthly rent. Fees are subject to change and may vary based on screening results, lease terms, and other factors. Additional fees may apply in specific situations, as outlined in the application and/or lease agreement. Residents may also be responsible for applicable taxes, maintaining required insurances, activating/utilizing utility services per lease terms, and incidental damages. This guide is for informational purposes only and does not modify the lease. For full details, please refer to your lease agreement or contact the leasing office.

* All residents are required to acquire and retain a renter's insurance liability policy for the duration of their tenancy, and to provide proof of the initial policy and each renewal to the leasing team prior to move-in or expiration of a prior policy term. Should a resident fail to secure a compliant policy, or should they allow the policy to lapse at any point during tenancy, a recurring \$9.63/mo fee will apply until such time that proof of active renter's insurance is provided and verified.

** All residents are required to set up and maintain a billing account for the Electric Utility directly with the provider (Xcel Energy), for the duration of their tenancy. Should a resident fail to set up this utility to be directly billed in their name, set the billing to start on a date later than the lease-start date or end earlier than the lease-end date, or should they allow the utility to default back to the Property billing account at any point during tenancy, the billed usage will be charged through to the resident ledger for reimbursement by the tenant, along with a \$16.50 fee per bill that was processed and paid by the Property.