

Fee Guide



Welcome to your new home! We are excited to have you here! We strive to be clear and transparent with potential fees you might see during your time with us, so we've created a list of fees you might encounter. We strive to make our community as enjoyable and stress-free as possible, so we outline these to help with budget and expense planning. If you have any questions, please feel free to reach out to a member of our staff - we'll be happy to help!

Move-in	Amount	Applied	Frequency/Due	Fee Status
Application Fee	\$50	Per Applicant	One-Time/At Application	Required
<i>Amount to process application</i>				
Administration Fee	\$99	Per Unit	One-Time/At Application	Required
<i>Amount for Administration Fee</i>				
Security Deposit	\$250/\$350/350	Per Unit	One-Time/At Application	Required
<i>Security Deposit-One Bedroom/Two Bedroom/Three Bedroom</i>				
Essentials	Amount	Applied	Frequency/Due	Fee Status
Boiler Management Fee	\$ 10.75	Per Unit	Monthly	Required
<i>Amount for Boiler Management Fee</i>				
Gas	Varies	Per Unit	Monthly	Required
<i>Amount for Gas</i>				
Gas Billing Fee	\$3	Per Unit	Monthly	Required
<i>Amount for Gas Billing Fee</i>				
Renter's Liability Insurance	Varies	Per Unit	Monthly	Required
<i>Amount for Renter's Liability Insurance</i>				
Solid Waste Fee	\$7	Per Unit	Monthly	Required
<i>Amount for Solid Waste Fee</i>				
Valet Trash	\$25	Per Unit	Monthly	Required
<i>Amount for Valet Trash</i>				
Water/Sewer	Varies	Per Unit	Monthly	Required
<i>Amount for Water/Sewer</i>				
Add-ons	Amount	Applied	Frequency/Due	Fee Status
Animal Deposit-Refundable	\$200	Per Unit	One-Time/At Application	Situational
<i>Amount intended to be held through residency that may be applied towards amount owed at move-out</i>				
Animal Fee-Non-Refundable	\$200	Per Pet	One-Time/At Application	Situational
<i>Amount to facilitate authorized animal</i>				
Animal Rent	\$20	Per Pet	Monthly	Situational
<i>Monthly amount for authorized animal.</i>				
Carport Rent	\$35	Per Rentable Item	Monthly	Situational
<i>Amount for usage of optional carport space. Maybe subject to availability.</i>				
Garage Rent	\$85	Per Rentable Item	Monthly	Situational
<i>Amount for usage of optional garage space. Maybe subject to availability.</i>				
Storage Rent	\$20-\$40	Per Rentable Item	Monthly	Situational
<i>Amount for usage of optional storage space. Maybe subject to availability.</i>				
Situational	Amount	Applied	Frequency/Due	Fee Status
Animal Violation Fee	100/\$10 Daily	Per Occurance	Per Occurance	Situational
<i>Amount for having an unauthorized animal in apartment.</i>				
Early Termination Fee	\$2000/\$2400/\$2800	Per Unit	One-Time	Situational
<i>Amount to terminate lease earlier than lease end date; excludes rent and other charges</i>				
Electricity-Vacant Cost Recovery	Varies	Per Unit	Per Occurance	Situational
<i>Amount to cover days electric wasn't transferred to residents name.</i>				
Electricity-Vacant Processing Fee	\$50	Per Unit	Per Occurance	Situational
<i>Amount charged if utility service is not placed in your name at move in or transferred back into property's name prior to lease end date.</i>				
FOB Replacement Fee	\$50	Per Device	Per Occurance	Situational
<i>Amount to replace a fob</i>				
Garage Remote Replacement Fee	\$50	Per Device	Per Occurance	Situational



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Amount to replace garage remote

Insufficient Notice Fee	200%	Per Unit	At Move-out	Situational
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Amount of 200% of actual rent or a prorated portion thereof; based on number of days short.

Key Replacement	\$5	Per Occurance	Per Occurance	Situational
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Amount to replace a key.

Late Fee	9.99%	Per Unit	Per Occurance	Situational
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Amount for paying after rent due date, per terms of lease.

Legal/Eviction Fees	Varies	Per Unit	Per Occurance	Situational
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Amount for legal expenses incurred for lease violations.

Lock Change Fee	\$50	Per Occurance	Per Occurance	Situational
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Amount charged to obtain a replacement lock.

Lock Out Fee	\$75	Per Occurance	Per Occurance	Situational
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Amount to open door after hours, if resident doesn't have their key to enter.

Month-to-Month Fee	20%	Per Unit	Per Occurance	Situational
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Amount charged for not renewing lease and going on a month-to-month lease

Payment Services-Third Party	Varies	Per Occurance	Per Occurance	Situational
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Amount for using a third party, electronic payment processing service (i.e. credit card, ACH, etc.)

Pet Screening -Third Party	\$30	Per Pet	Per Year	Situational
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Amount for authorized pet registration and screening services.

Pool Pass Replacement Fee	\$50	Per Occurance	Per Occurance	Situational
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Amount to replace pool pass

Reletting Fee	85%	Per Unit	At Move-out	Situational
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Fee related to early lease terminations, excludes rent and other charges.

Renter's Liability Insurance-Non-Compl	\$20	Per Occurance	Per Occurance	Situational
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Amount for not maintaining required Renters Liability Policy.

Rent Reporting Service-Third Party	\$8.95/\$14.95	Per Resident	Monthly	Situational
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Amount to send positive payment history to credit reporting agencies; per person or per apartment.

Return Item Fee/NSF	\$50	Per Occurance	Per Occurance	Situational
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Amount for returned payments.

RFID-Replacement Fee	\$20	Per Occurance	Per Occurance	Situational
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Amount to replace RFID

Satellite Deposit Fee	\$250	Per Unit	One-Time	Situational
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Amount held for authorized satellite dish through residency that maybe applied to amounts owed at move-out

Security Deposit-Addl. Refundable	Varies	Per Unit	At Move-in	Situational
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Additional amount, based on screening results, intended to be held through residency that maybe applied to amounts owed at move-out.

Security Deposit Alternative	Varies	Per Unit	At Move-in	Situational
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Amount to alternate program in lieu of paying a traditional security deposit.

Transfer Fee	\$500	Per Unit	Per Occurance	Situational
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Amount for transferring to a new apartment

Trash Violation Fee	\$50	Per Occurance	Per Occurance	Situational
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Amount charged for trash violations.

Disclaimer:

Updated: 08/18/26

All fees paid to property unless otherwise indicated. All fees non-refundable unless otherwise indicated. Standard security deposit subject to change based on screening results; will not exceed legal maximum. Resident may be responsible for maintaining insurance pursuant to the Lease. Resident is responsible for damages that exceed normal wear and tear to apartment. This form does not modify the lease and is for informational purposes only. Additional fees may apply in specific situations as detailed in the application and/or lease agreement and are subject to the terms of said application and/or lease agreement. Residents may be responsible for activating and maintaining utility services including but not limited to electricity, water, gas, or internet.

