

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 *Amount to process application*	$75	Per Applicant	One-Time/At Application	Required
Administration Fee *Amount for Administration Fee*	$150	Per Unit	One-Time/At Application	Required
Security Deposit *Security Deposit-One Bedroom/Two Bedroom*	$150/$250	Per Unit	One-Time/At Application	Required
Essentials	**Amount**	**Applied**	**Frequency/Due**	**Fee Status**
Pest Control Fee *Amount for Pest Control Fee*	$5	Per Unit	Monthly	Required
Renter's Liability Insurance *Amount for Renter's Liability Insurance*	Varies	Per Unit	Monthly	Required
Sewer Base Fee *Amount for Sewer Base Fee*	$2	Per Unit	Monthly	Required
Sewer Billing Fee *Amount for Sewer Billing Fee*	Varies	Per Unit	Monthly	Required
Trash-Third Party Waste Mgmt *Amount for Trash Compactor Pick Up*	$5	Per Unit	Monthly	Required
Trash Billing Fee *Amount for Trash Billing Fee*	$3	Per Unit	Monthly	Required
Valet Trash *Amount for Valet Trash*	$25	Per Unit	Monthly	Required
Water Base Fee *Amount for Water Base Fee*	$0	Per Unit	Monthly	Required
Water Billing Fee *Amount for Water Billing Fee*	Varies	Per Unit	Monthly	Required
Water/Sewer *Amount for Water/Sewer*	Varies	Per Unit	Monthly	Required
Add-ons	**Amount**	**Applied**	**Frequency/Due**	**Fee Status**
Animal Fee-Non-Refundable *Amount to facilitate authorized animal*	$300	Per Pet	At Move-in	Situational
Animal Rent *Monthly amount for authorized animal.*	$15	Per Pet	Monthly	Situational
Carport Rent *Amount for usage of optional carport space. Maybe subject to availability.*	$50	Per Rentable Item	Monthly	Situational
Garage Rent *Amount forusage of optional garage space. Maybe subject to availability.*	$100	Per Rentable Item	Monthly	Situational
Storage Rent *Amount for usage of optional storage space. Maybe subject to availability.*	$35	Per Rentable Item	Monthly	Situational
Situational	**Amount**	**Applied**	**Frequency/Due**	**Fee Status**
Animal Violation Fee *Amount for having an unauthorized animal in apartment.*	100/$10 Daily	Per Occurance	Per Occurance	Situational
Early Termination Fee *Amount to terminate lease earlier than lease end date; excludes rent and other charges*	$2,600	Per Unit	One-Time	Situational
Electricity-Vacant Cost Recovery	Varies	Per Unit	Per Occurance	Situational

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Amount to cover days electric wasn't transferred to residents name.				
Electricity-Vacant Processing Fee	Varies	Per Unit	Per Occurance	Situational
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.				
FOB Replacement Fee	$50	Per Device	Per Occurance	Situational
Amount to replace a fob				
Garage Remote Replacement Fee	$50	Per Device	Per Occurance	Situational
Amount to replace garage remote				
Insufficient Notice Fee	200%	Per Unit	At Move-out	Situational
Amount of 200% of actual rent or a prorated postion thereof; based on number of days short.				
Key Replacement	$5	Per Occurance	Per Occurance	Situational
Amount to replace a key.				
Late Fee	10%	Per Unit	Per Occurance	Situational
Amount for paying after rent due date, per terms of lease.				
Legal/Eviction Fees	Varies	Per Unit	Per Occurance	Situational
Amount for legal expenses incurred for lease violations.				
Lock Change Fee	$50	Per Occurance	Per Occurance	Situational
Amount charged to obtain a replacement lock.				
Lock Out Fee	$50	Per Unit	Per Occurance	Situational
Amount to open door after hours, if resident doesn't have their key to enter.				
Month-to-Month Fee	$300	Per Unit	Per Occurance	Situational
Amount charged for not renewing lease and going on a month-to-month lease				
Payment Services-Third Party	Varies	Per Occurance	Per Occurance	Situational
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
Amount for authorized pet registration and screening services.				
Pool Pass Replacement Fee	$25	Per Occurance	Per Occurance	Situational
Amount to replace pool pass				
Reletting Fee	85%	Per Unit	At Move-out	Situational
Fee related to early lease terminations, excludes rent and other charges.				
Renter's Liability Insurance-Non-Compl	$20	Per Occurance	Per Occurance	Situational
Amount for not maintaining required Renters Liability Policy.				
Rent Reporting Service-Third Party	$8.95/$14.95	Per Unit	At Move-in	Situational
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
Amount for returned payments.				
Security Deposit-Addl. Refundable	Varies	Per Unit	At Move-in	Situational
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	Per Occurance	Situational
Amount to alternate program in lieu of paying a traditional security deposit.				
Transfer Fee	$500	Per Unit	Per Occurance	Situational
Amount for transferring to a new apartment				
Trash Violation Fee	$50	Per Occurance	Per Occurance	Situational
Amount charged for trash violations.				

Disclaimer:

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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.