City Vista Fee Guide

Here's a list of fees you may be charged as a resident. Monthly costs include Base Rent, Utilities, and Service and Amenity Fees based on your usage.

JOINING THE COMMUNITY

Fee Type	Fee Description	Cost	Frequency	Optional/Required
Application Fee	A one-time, non-refundable charge per applicant for processing rental applications	$60	One-Time	Required
Admin Fee	A one-time, non-refundable administrative fee charged at lease initiation to cover processing and onboarding costs	$175	One-Time	Required
Package Locker	One-time fee for secure package lockers	$20	One-Time	Required
Account Setup Fee	Utility charge for account setup at move-in	$30	One-Time	Required

SERVICE AND AMENITIES

Fee Type	Fee Description	Cost	Frequency	Optional/Required
Liability Insurance (Facilities Fee)	Resident liability coverage program for damage to the landlord's property	$15	Monthly	Required
Internet	Monthly fee for Internet	$60	Monthly	Required
Pet Fee (Max 2 Pets)	One-time fee for pets, exempt for service animals	$350 per pet	One-Time	Optional
Pet Rent (Max 2 Pets)	Monthly fee for keeping pets in the unit	$45 pet pet	Monthly	Optional

UTILITIES

Fee Type	Fee Description	Cost	Frequency	Optional/Required
Billing Service Fee	Administrative and billing service fee billed monthly	$8	Monthly	Required
Trash	Utility charge for trash billed monthly	Varied	Monthly	Required
Water	Utility charge for water billed monthly based on usage	Varied	Monthly	Required
Water Base	Base charge for water billed monthly	$3.42	Monthly	Required
Sewer	Utility charge for sewer billed monthly based on usage	Varied	Monthly	Required
Sewer Base Charge	Base charge for sewer billed monthly	$0.07	Monthly	Required
Pest Control	Monthly fee for preventative pest managment	$6	Monthly	Required

SITUATIONAL FEES

Fee Type	Fee Description	Cost	Frequency	Optional/Required
NSF Fee (Returned Check Fee)	Fee for payments returned due to insufficient funds	$75	Per occurrence	Required
Transfer Fee	Fee for moving to another unit within the same property	Starting at $500	Per occurrence	Required
Late Fee	Late Fee applies to rent payment balances over $100	10% of Rent	Per occurrence	Required

LEAVING THE COMMUNITY

Fee Type	Fee Description	Cost	Frequency	Optional/Required
Move Out Service Fee	Utility charge for account closure	$30	One-Time	Required

If you have any questions or just want to chat about your fees, our friendly Leasing Agents are here to help! Feel free to stop by, give us a call, or send a message—we're excited to assist you!