

TAM Fee Sheet

To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident.



Application

Application fee (per)	\$75
Admin Fee	\$150
Deposit	
1 bedroom	\$150
2 bedroom	\$250
3 bedroom	
Conditional	One Month's Rent
Deposit Alternative (Jetty)	Optional
Risk Fee (if applicable)	
TOTAL	\$625

Utility Charges

Water/Sewer (submeter/allocated/master meter)	Submetered
Stormwater (submeter/allocated/master meter)	Submetered
Gas (submeter/allocated/master meter)	
City Utility Fees	
Boiler Fee	
TOTAL	

Monthly Fees

Cable Services	
Internet Services	
Phone Services	
Package Services	\$15
Valet Trash Fee	\$45
City Trash Fee	
Community Amenity Fee	\$15
Environmental Fee	
Pest Control	\$8
HOA Fee	
Parking	
Carport	
Garage	\$50
Rent Billing Fee	\$5
City Utility Fee	
TOTAL	\$138

Pet Fees & Rent

Pet Fee (per pet)	\$400
Pet Deposit (per pet)	
Pet Rent (per pet)	\$25
Pet Screening Fee	
TOTAL	\$425

Conditional Fees

Liability Renter's Insurance	\$12
Rent Reporting	\$9
Electric Reconnection	\$50
Non Securable Funds (monthly risk fee)	
Let Fee (per month)	
Key Replacement (per key)	\$5
Fob Replacement (per fob)	\$75
Late Fees	10% of Rent
Violation Fee	
Unauthorized Pet Fee	\$100
Daily Unauthorized Pet Fee	\$10
Lease Termination Fee	2x Rent
Returned Check Fee	\$30
Notice Fee	\$50
Eviction Billback Fee	Cost
Guest Parking Fee	
TOTAL	\$341

One time/Annual Fees

Annual Community Fee	\$50
Utility Start Up Fee	
Fob Fee	
TOTAL	\$50

The foregoing is a list of all fees that a current or future Resident may incur based on the fees in place as of March 1, 2025. All fees are subject to change, and subject to the express terms of the application and/or lease. This form does not modify the lease. Some fees may not apply to apartment homes subject to an affordable program. Residents may be responsible for maintaining insurance pursuant to the lease. Residents are responsible for damages that exceed ordinary wear and tear. Additional fees may apply in specific situations, as detailed in the application and/or lease, which may be due at the time of completing the application process. The actual amount of the Security Deposit is subject to change based on specific screening results of applicants, provided that the total security deposit(s) will not exceed any applicable legal maximum. 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. All prospective residents should verify the fees in place at the time of submitting an application.

