

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

Screening fee (per applicant)	\$50
Admin Fee	\$125
Deposit	
1 bedroom	\$250
2 bedroom	\$250
3 bedroom	na
Conditional + one month rent	
Deposit Alternative (Jetty)	
Risk Fee (if applicable)	na
TOTAL	\$675

Utility Charges

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

Monthly Fees

Cable Services	na
Internet Services	na
Phone Services	na
Package Services	na
Valet Trash Fee	na
City Trash Fee	\$22
Community Amenity Fee	\$10
Environmental Fee	na
Pest Control	\$6
HOA Fee	na
Parking	na
Carport	\$40
Garage	na
Rent Billing Fee	\$5
City Utility Fee	na
TOTAL	\$83

Pet Fees & Rent

Pet Fee (per pet)	\$350
Pet Deposit (per pet)	\$250
Pet Rent (per pet)	\$35
Pet Screening Fee	na
TOTAL	\$635

Conditional Fees

Liability Renter's Insurance	\$14
Rent Reporting	\$5
Electric Reconnection	na
Non Securable Funds (monthly risk fee)	na
Let Fee (per month)	10% of rent
Key Replacement (per key)	na
Fob Replacement (per fob)	na
Violation Fee	\$100
Unauthorized Pet Fee	na
Daily Unauthorized Pet Fee	\$0
Lease Termination Fee	2x rent
Returned Check Fee	\$75
Notice Fee	\$50
Eviction Billback Fee	vendor cost
Guest Parking Fee	na
TOTAL	\$244

One time/Annual Fees

Annual Community Fee	
Utility Start Up Fee	\$10
Fob Fee	
TOTAL	\$10

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.

