

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)	\$85
Admin Fee	\$150
Deposit	
1 bedroom	\$250
2 bedroom	\$300
3 bedroom	\$400
Conditional	Jetty
Deposit Alternative (Jetty)	One mo. rent
Risk Fee (if applicable)	N/A
TOTAL	\$1,185

Utility Charges

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

Monthly Fees

Cable Services	
Internet Services	
Phone Services	
Package Services	
Valet Trash Fee	
City Trash Fee	\$10
Community Amenity Fee	\$12
Environmental Fee	
Pest Control	\$7
HOA Fee	
Parking	
Carport	\$40
Garage	
Rent Billing Fee	\$5
City Utility Fee	
TOTAL	\$74

Pet Fees & Rent

Pet Fee (per pet)	\$300
Pet Deposit (per pet)	\$300
Pet Rent (per pet)	\$25
Pet Screening Fee	
TOTAL	\$625

Conditional Fees

Liability Renter's Insurance	\$14
Rent Reporting	\$8.95/14.95
Electric Reconnection	\$50
Non Securable Funds (monthly risk fee)	
Let Fee (per month)	10% of Rent
Key Replacement (per key)	\$25
Fob Replacement (per fob)	
Violation Fee	\$100
Unauthorized Pet Fee	\$250
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	\$529

One time/Annual Fees

Annual Community Fee	
Utility Start Up Fee	\$50
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.