



## A transparent breakdown of our fees and services.

Welcome home! We're excited to have you here! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. To help budget your monthly fixed costs, add your base rent to the Move-in Basics, Essentials and any Personalized Add-Ons you will be selecting. Our goal is to help you plan your budget with ease, enhancing your rental home experience.

### MOVE-IN BASICS

|                                                       |                           |                        |          |
|-------------------------------------------------------|---------------------------|------------------------|----------|
| Application Fee - <a href="#">Paid to Landlord</a>    | \$27                      | per applicant/one-time | Required |
| Administration Fee - <a href="#">Paid to Landlord</a> | \$100                     | per applicant/one-time | Required |
| Security Deposit* - <a href="#">Paid to Landlord</a>  | 1 - 2 Months Rent or DAP* | per unit/one-time      | Required |

\*Varies based on floorplan type.

\*Varies based on credit and screening results.

DAP = Deposit Alternative Program (more info below)

1 - 2 Months Rent (Refundable), DAP (Nonrefundable)

### ESSENTIALS

|                                                                         |              |                       |          |
|-------------------------------------------------------------------------|--------------|-----------------------|----------|
| Renters Liability Insurance - <a href="#">Paid to Insurer</a>           | \$14.95      | per leaseholder/month | Required |
| Utilities - WATER, SEWER, TRASH, GAS - <a href="#">Paid to Landlord</a> | \$60 - \$100 | per unit/month        | Required |
| Utilities - ELECTRIC - <a href="#">Paid to Xcel Energy</a>              | Varies       | per unit/month        | Required |
| Utility Energy Transfer Fee - <a href="#">Paid to Xcel Energy</a>       | \$8          | per unit/one-time     | Required |
| Package Lockers - <a href="#">Paid to Parcel Pending</a>                | \$10         | per person/one-time   | Required |

### PERSONALIZED ADD-ONS

|                                                             |               |                         |          |
|-------------------------------------------------------------|---------------|-------------------------|----------|
| Parking - General - <a href="#">Paid to On-Call Parking</a> | \$85          | per rentable item/year  | Optional |
| Parking - Garage - <a href="#">Paid to On-Call Parking</a>  | \$100 - \$200 | per rentable item/month | Optional |
| Parking - Guest - <a href="#">Paid to On-Call Parking**</a> | \$15          | per rentable item/day   | Optional |
| Pet Deposit (Refundable) - <a href="#">Paid to Landlord</a> | \$300         | per unit/one-time       | Optional |
| Pet Rent - <a href="#">Paid to Landlord</a>                 | \$35          | per unit/month          | Optional |
| Pet Screening - <a href="#">Paid to Pet Screening</a>       | \$30          | per pet/year            | Optional |
| Split-Payment - <a href="#">Paid to FLEX</a>                | \$15          | per month               | Optional |
| Storage Space Rental - <a href="#">Paid to Landlord</a>     | Varies        | per rentable item/month | Optional |

### SITUATIONAL FEES

|                                                                         |                              |                    |
|-------------------------------------------------------------------------|------------------------------|--------------------|
| Access Device Replacement - <a href="#">Paid to Landlord</a>            | \$25 - \$150                 | per occurrence     |
| Access/Lock Change Fee - <a href="#">Paid to Landlord</a>               | \$75                         | per occurrence     |
| Early Lease Termination/Cancellation - <a href="#">Paid to Landlord</a> | 2 Months Rent                | per unit/one-time  |
| Late Fee - <a href="#">Paid to Landlord***</a>                          | \$50 or 5% of Rent           | per occurrence     |
| Returned Payment Fee (NSF) - <a href="#">Paid to Landlord</a>           | \$20                         | per occurrence     |
| Resident Fines for Violation - <a href="#">Paid to Landlord</a>         | \$50                         | per occurrence     |
| Towing - <a href="#">Paid to Towing Company</a>                         | Varies                       | per occurrence     |
| Unit Transfer Fee (Mid-Lease) - <a href="#">Paid to Landlord</a>        | \$500                        | per unit/one-time  |
| Lease Change Fee - <a href="#">Paid to Landlord</a>                     | \$250 to Add/\$250 to Remove | per unit/one-time  |
| Utility Set-Up Fee - <a href="#">Paid to Landlord</a>                   | \$75                         | per occurrence     |
| Month to Month Fee - <a href="#">Paid to Landlord</a>                   | \$450                        | per unit/per month |

\*Deposit Alternative Program (DAP) allows prospects move-in without paying a large upfront security deposit, replacing it with a small nonrefundable monthly fee instead. Contact us for additional information.

\*\*The first 7 days for Guest Parking are free, \$15 per day after that paid to On-Call Parking.

\*\*\*The late fee is either \$50 or 5% of rent, whichever is greater.