

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 - <u>Paid to Landlord</u>	\$35	per applicant/one-time	Required
Security Deposit* - <u>Paid to Landlord</u>	\$500 - 1 Months Rent or DAP*	per home/one-time	Required
Holding Fee^ - <u>Paid to Landlord</u>	\$150	per home/one-time	Required

*Varies based on floorplan type.

*Varies based on credit and screening results.

DAP = Deposit Alternative Program (more info below)

\$500 - 1 Months Rent (Refundable), DAP (Nonrefundable)

ESSENTIALS

Renters Liability Insurance - <u>Paid to Insurer</u>	\$14.95	per leaseholder/month	Required
Utilities - WATER, SEWER, TRASH, GAS - <u>Paid to Landlord</u>	\$60 - \$300	per home/month	Required
Utilities - ELECTRIC - <u>Paid to Xcel Energy</u>	Varies	per home/month	Required
Utility Energy Transfer Fee - <u>Paid to Xcel Energy</u>	\$8	per home/one-time	Required

PERSONALIZED ADD-ONS

Parking - General - <u>Paid to On-Call Parking</u>	\$85	per rentable item/year	Optional
Parking - Carport - <u>Paid to On-Call Parking</u>	\$70	per rentable item/month	Optional
Parking - Guest - <u>Paid to On-Call Parking**</u>	\$15	per rentable item/day	Optional
Pet Deposit (Refundable) - <u>Paid to Landlord</u>	\$300	per home/one-time	Optional
Pet Rent - <u>Paid to Landlord</u>	\$35	per home/month	Optional
Pet Screening - <u>Paid to Pet Screening</u>	\$30	per pet/year	Optional
Split-Payment - <u>Paid to FLEX</u>	\$15	per month	Optional

SITUATIONAL FEES

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

*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.

^None refundable 24-hours after approved. Will be applied to rent at move in.

**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.