

To help our future residents feel fully informed, we've put together a complete list of potential fees associated with living in our community. This includes one-time costs, recurring charges, and fees that only apply in certain situations. While the list is designed to be comprehensive, most residents will only encounter a small portion of these fees based on their individual circumstances. For example, some charges, like lease break fees, would only apply if that specific situation arises. We encourage you to review the full guide for a detailed breakdown.

FEE LABEL	AMOUNT	APPLIED	FREQUENCY/DUE AT	REQUIRED / OPTIONAL / SITUATIONAL
MOVE IN BASICS				
Application Fee Amount to process application, initiate screening, and take a rental home off the market.	\$54	Per Applicant	One-Time/At Application	Required
ESSENTIALS				
Community Amenity Fee Amount for community amenity use and services.	\$600	Per Unit	One-Time/At Move-In	Required
3 Renters Liability Insurance - Third Party Amount for renters liability insurance obtained through resident's provider of choice.	Varies	Per Leaseholder	Monthly	Required
Trash Services - Hauling Amount for shared trash/waste services.	\$19	Per Unit	Monthly	Required
Utility - Billing Administrative Fee Amount to manage utility services billing.	\$4.57	Per Unit	Monthly	Required
3 Utility - Electric - Third Party Amount for provision and consumption of electric paid to a third party.	Usage-Based	Per Unit	Monthly	Required
Utility - New Account Fee Amount to establish utility services.	\$12	Per Unit	One-Time/At Move-In	Required
3 Utility - Stormwater/Drainage Amount for provision of storm water services.	Usage-Based	Per Unit	Monthly	Required
2 Utility - Water/Sewer Amount for provision and/or consumption of water and sewer services	Usage-Based	Per Unit	Monthly	Required
PERSONALIZED ADD-ONS				
Parking Amount for parking space/services. May be subject to availability.	\$325-\$375	Per Rentable Item	Monthly	Optional
Pet Fee Amount to facilitate authorized pet move-in.	\$500	Per Pet	One-Time/At Move-In	Optional
Pet Rent Monthly amount for authorized pet.	\$50	Per Pet	Monthly	Optional
Storage Space Rental Amount for usage of optional storage space. May be subject to availability.	\$100-\$300	Per Rentable Item	Monthly	Optional
SITUATIONAL				
Access Device - Key Fob Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$100	Per Device	Per Occurrence	Situational
Access Device - Mailbox Key Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$100	Per Device	Per Occurrence	Situational
Common Area/Clubhouse Deposit (Refundable) Amount to rent a shared community amenity space. Refund processed in accordance with amenity/clubhouse rental agreement. May be subject to availability.	\$500 (Two Hours)	Per Occurrence	Per Occurrence	Situational
Common Area/Clubhouse Rental Amount to rent a shared common area space, including clubhouse. May be subject to availability.	\$400 (One Hour)	Per Occurrence	Per Hour/Occasional	Situational
Insufficient Move-Out Notice Fee Amount for not providing notice to move-out as required by lease.	Two Months Rent	Per Occurrence	Per Occurrence/At Move Out	Situational
Intra-Community Transfer Fee Amount due when transferring to another rental unit within community.	\$500	Per Occurrence	Per Occurrence	Situational
Late Fee Amount for paying after rent due date; per terms of lease.	5%	Per Occurrence	Monthly	Situational
Lease Buy Out Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.	200%	Per Occurrence	One-Time/At Move Out	Situational
4 Legal/Eviction Fees Amount for legal expenses incurred for lease violations.	Varies	Per Occurrence	Per Occurrence/Monthly	Situational
Returned Payment Fee (NSF) Amount for returned payment.	\$50	Per Occurrence	Per Occurrence	Situational
Utility - Vacant Cost Recovery Amount for utility usage not transferred to resident responsibility any time during occupancy.	Usage-Based	Per Occurrence	Per Occurrence	Situational
Utility - Vacant Processing Fee Amount for failing to transfer utilities into resident name.	\$50	Per Occurrence	Per Occurrence	Situational

DISCLAIMER

All fees paid to property unless indicated by # symbol. Unless a fee is explicitly identified as refundable, all fees are non-refundable. Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Resident is responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the lease. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. 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 agreement.

1 Utility apportionment is submetered water/gas/electric.

2 Utility apportionment is allocation: metered by individual usage

3 Price varies based on amount of coverage.

4 Price varies based on event type.