

FEE LABEL		AMOUNT	APPLIED	FREQUENCY/DUE AT	REQUIRED / OPTIONAL / SITUATIONAL
MOVE IN BASICS					
	Administrative Fee Amount to facilitate move-in process for a resident.	\$300	Per Unit	One-Time/At Application	Required
	Application Fee Amount to process application, initiate screening, and take a rental home off the market.	\$45	Per Applicant	One-Time/At Application	Required
	Security Deposit (Refundable) Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms. Amount may vary dependent upon screening results and can be up to one-month's rent.	\$500	Per Unit	One-Time/At Move-In	Required
ESSENTIALS					
	Internet Services Amount for internet services provided by community.	\$100	Per Unit	Monthly	Required
	Pest Control Services Amount for pest control services.	\$3	Per Unit	Monthly	Required
#, 3	Renters Liability Insurance - Third Party Amount for renters liability insurance obtained through resident's provider of choice.	Varies	Per Leaseholder	Monthly	Required
	Utility - Billing Administrative Fee Amount to manage utility services billing.	\$6	Per Unit	Monthly	Required
#	Utility - Electric - Third Party Amount for provision and consumption of electric paid to a third party.	Usage-Based	Per Unit	Monthly	Required
	Utility - Natural Gas - Third Party Amount for provision and consumption of natural gas paid to a third party.	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
	Trash Services - Hauling Amount for shared trash/waste services.	Usage-Based	Per Unit	Monthly	Required
	Common Area - Electric Shared amount for common area electric usage.	Usage-Based	Per Unit	Monthly	Required
	Common Area - Gas Shared amount for common area gas usage.	Usage-Based	Per Unit	Monthly	Required
	Common Area - Water/Sewer Shared amount for common area water/sewer usage.	Usage-Based	Per Unit	Monthly	Required
	Utility - Final Bill Fee Amount billed to calculate final utility statement.	\$20	Per Unit	One-Time/At Move-Out	Required
	Utility - New Account Fee Amount to establish utility services.	\$20	Per Unit	One-Time/At Move-In	Required
PERSONALIZED ADD-ONS					
	Pet Rent Monthly amount for authorized pet.	\$45	Per Pet/Animal	Monthly	Situational
	Pet Management Fee - Third Party Amount for authorized pet registration and screening services.	\$28	Per Pet/Animal	Per year/At Move-In	Situational
	Pet Deposit (Refundable) Amount for pet living in rental home. May be assessed per pet or per rental home, based on lease requirements. Refunds processed per lease terms.	\$250	Per Pet/Animal	One-Time/At Move-In	Situational
	Pet Fee Amount to facilitate authorized pet move-in.	\$250	Per Pet/Animal	One-Time/At Move-In	Situational
	Common Area/Clubhouse Rental Amount to rent a shared common area space, including clubhouse. May be subject to availability.	Varies	Per Occurrence	One-Time/Occasional	Situational
SITUATIONAL					
	Late Fee Amount for paying after rent due date; per terms of lease.	10%	Per Occurrence	Per Occurrence	Situational
	Renters Liability Only - Non-Compliance Amount for not maintaining required Renters Liability Policy.	\$15	Per Occurrence	Per Occurrence	Situational
	Returned Payment Fee (NSF) Amount for returned payment.	\$20	Per Occurrence	One-Time/Occasional	Situational
	Utility - Vacant Cost Recovery Amount for utility usage not transferred to resident responsibility any time during occupancy.	\$50	Per Occurrence	One-Time/Occasional	Situational
	Security Deposit - Additional (Refundable) Total amount, based on screening results, held through residency that may be applied toward amounts owed at move-out Refunds processed per lease terms.	\$100%	Per Occurrence	One-Time/Occasional	Situational
	Access Device - Add/Replace Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$50 - \$150	Per Occurrence	Per Occurrence	Situational
	Early Lease Termination/Cancellation Amount to terminate lease earlier than lease end date; excludes rent and other charges.	20%	Per Occurrence	One-Time/Occasional	Situational
	Intra-Community Transfer Fee Amount due when transferring to another rental unit within community.	\$750	Per Occurrence	Per Occurrence	Situational
	Resident Change Fee Amount to process a change in leaseholder during lease term.	\$250	Per Occurrence	Per Occurrence	Situational
4	Legal/Eviction Fees Amount for legal expenses incurred for lease violations.	\$20	Per Occurrence	Per Occurrence	Situational
	Lease Violation Amount for violation of community policies.	\$50 - \$500	Per Occurrence	Per Occurrence	Situational
DISCLAIMER					
<p>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.</p> <p>1 Utility apportionment is submetered water/gas/electric. 2 Utility apportionment is allocation: divided eq per unit. 3 Price varies based on amount of coverage. 4 Price varies based on event type.</p>					
_____ RESIDENT SIGNATURE		_____ DATE	_____ RESIDENT SIGNATURE		_____ DATE
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