

FEE LABEL		AMOUNT	APPLIED	FREQUENCY/DUE AT	REQUIRED / OPTIONAL / SITUATIONAL
MOVE IN BASICS					
Application Fee		\$54	Per Applicant	One-Time/At Application	Required
Amount to process application, initiate screening, and take a rental home off the market.					
Security Deposit (Refundable)		\$500	Per Unit	One-Time/At Move-In	Required
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.					
ESSENTIALS					
Community Amenity Fee		\$500	Per Unit	One-Time/At Move-In	Required
Amount for community amenity use and services.					
#, 3	Renters Liability Insurance - Third Party	Varies	Per Leaseholder	Monthly	Required
	Amount for renters liability insurance obtained through resident's provider of choice.				
Security Deposit (Refundable)		\$500	Per Unit	One-Time/At Move-In	Required
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.					
#	Utility - Electric - Third Party	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of electric paid to a third party.					
1	Utility - Stormwater/Drainage	Usage-Based	Per Unit	Monthly	Required
Amount for provision of storm water services.					
2	Utility - Water/Sewer	Usage-Based	Per Unit	Monthly	Required
Amount for provision and/or consumption of water and sewer services					
PERSONALIZED ADD-ONS					
Parking (First Car)		\$250	Per Rentable Item	Monthly	Optional
Amount for parking space/services. May be subject to availability.					
Parking (Second Car)		\$375	Per Rentable Item	Monthly	Optional
Amount for parking space/services. May be subject to availability.					
Refundable Pet Deposit		Up to 15%	Per Unit	One-Time/At Move-In	Optional
Amount to facilitate authorized pet move-in. Amounts may vary up to 15% of monthly rent.					
Pet Rent (Dog)		Up to 1%	Per Dog	Monthly	Optional
Monthly amount for authorized pet. Up to 1% of the first full month's rent for each dog.					
Pet Rent (All Other Pets)		Up to 1%	Per Unit	Monthly	Optional
Monthly amount for authorized pet. Up to 1% of the first full month's rent for all non-dog common household pets combined.					
Storage Space Rental (Small)		\$100	Per Rentable Item	Monthly	Optional
Amount for usage of optional storage space. May be subject to availability.					
Storage Space Rental (Medium)		\$125	Per Rentable Item	Monthly	Optional
Amount for usage of optional storage space. May be subject to availability.					
Storage Space Rental (Large)		\$175	Per Rentable Item	Monthly	Optional
Amount for usage of optional storage space. May be subject to availability.					
SITUATIONAL					
Access Device - Key Fob Replacement		\$150	Per Occurrence	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.					
Access Device - Parking Fob Replacement		\$150	Per Occurrence	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.					
Access Device - Mailbox Key Replacement		\$15	Per Occurrence	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.					
Common Area/Clubhouse Deposit (Refundable)		\$200	Per Occurrence	Per Occurrence	Situational
Amount to rent a shared community amenity space. Refund processed in accordance with amenity/clubhouse rental agreement. May be subject to availability.					
Common Area/Clubhouse Rental		\$200	Per Hour/Occasional	Per Occurrence	Situational
Amount to rent a shared common area space, including clubhouse. May be subject to availability.					
Guest Suite Rental		\$175	Per Occurrence	Per Occurrence	Situational
Amount to rent guest suite; per night. May be subject to availability.					
Late Fee		5%	Monthly	Per Occurrence	Situational
Amount for paying after rent due date; per terms of lease.					
Lease Buy Out		200%	One-Time/At Move Out	Per Occurrence	Situational
Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.					
4	Legal/Eviction Fees	Varies	Per Occurrence/Monthly	Per Occurrence	Situational
Amount for legal expenses incurred for lease violations.					
Month-to-Month Fee		Varies	Monthly	Per Occurrence	Situational
Amount, in addition to base rent, for a month-to-month lease.					
Returned Payment Fee (NSF)		\$50	Per Occurrence	Per Occurrence	Situational
Amount for returned payment.					
Utility - Vacant Cost Recovery		Usage-Based	Per Occurrence	Per Occurrence	Situational
Amount for utility usage not transferred to resident responsibility any time during occupancy.					
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: divided eq per unit.					
3 Price varies based on amount of coverage.					
4 Price varies based on event type.					

RESIDENT SIGNATURE

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