	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
	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				
	Community Amenity Fee Amount for community amenity use and services.	$500	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
	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
#	Utility - Electric - Third Party Amount for provision and consumption of electric paid to a third party.	Usage-Based	Per Unit	Monthly	Required
1	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 (First Car) Amount for parking space/services. May be subject to availability.	$275	Per Rentable Item	Monthly	Optional
	Parking (Second Car) Amount for parking space/services. May be subject to availability.	$400	Per Rentable Item	Monthly	Optional
	Refundable Pet Deposit Amount to facilitate authorized pet move-in. Amounts may vary up to 15% of monthly rent.	Up to 15%	Per Unit	One-Time/At Move-In	Optional
	Pet Rent (Dog) Monthly amount for authorized pet. Up to 1% of the first full month's rent for each dog.	Up to 1%	Per Dog	Monthly	Optional
	Pet Rent (All Other Pets) Monthly amount for authorized pet. Up to 1% of the first full month's rent for all non-dog common household pets combined.	Up to 1%	Per Unit	Monthly	Optional
	Storage Space Rental (Small) Amount for usage of optional storage space. May be subject to availability.	$100	Per Rentable Item	Monthly	Optional
	Storage Space Rental (Medium) Amount for usage of optional storage space. May be subject to availability.	$125	Per Rentable Item	Monthly	Optional
	Storage Space Rental (Large) Amount for usage of optional storage space. May be subject to availability.	$175	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.	$150	Per Occurrence	Per Occurrence	Situational
	Access Device - Parking Fob Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	$150	Per Occurrence	Per Occurrence	Situational
	Access Device - Mailbox Key Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	$15	Per Occurrence	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.	$200	Per Occurrence	Per Occurrence	Situational
	Common Area/Clubhouse Rental Amount to rent a shared common area space, including clubhouse. May be subject to availability.	$200	Per Hour/Occasional	Per Occurrence	Situational
	Guest Suite Rental Amount to rent guest suite; per night. May be subject to availability.	$175	Per Occurrence	Per Occurrence	Situational
	Late Fee Amount for paying after rent due date; per terms of lease.	5%	Monthly	Per Occurrence	Situational
	Lease Buy Out Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.	200%	One-Time/At Move Out	Per Occurrence	Situational
4	Legal/Eviction Fees Amount for legal expenses incurred for lease violations.	Varies	Per Occurrence/Monthly	Per Occurrence	Situational
	Month-to-Month Fee Amount, in addition to base rent, for a month-to-month lease.	Varies	Monthly	Per Occurrence	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

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	DATE	RESIDENT SIGNATURE	DATE
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