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	$400	Per Unit	One-Time/At Move-In	Required
Amount for community amenity use and services.				
Security Deposit (Refundable)	$500 - One Months Rent	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.				
SITUATIONAL				
Access Device - Key Fob Replacement	$30	Per Device	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.				
Late Fee	5%	Per Occurrence	Monthly	Situational
Amount for paying after rent due date; per terms of lease.				
Lease Buy Out	200%	Per Occurrence	One-Time/At Move Out	Situational
Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.				
Legal/Eviction Fees	Varies	Per Occurrence	Per Occurrence/Monthly	Situational
Amount for legal expenses incurred for lease violations.				
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	DATE	RESIDENT SIGNATURE	DATE
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