



BUDGETING GUIDE

Welcome to Lotus Gallacher! We're excited to have you here! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. Our goal is to help you plan your budget with ease, enhancing your rental home experience. If you have any questions, our friendly Leasing Agents are here to help! Feel free to stop by, give us a call, or send a message, we're excited to assist you!

Move-in basics

Fee Label	Amount	Applied	Frequency / Due At	Status
Administrative Fee	\$300	Per Unit	One-Time/At Application	Required
<i>Amount to facilitate move-in process for a resident.</i>				
Application Fee	\$45	Per Applicant	One-Time/At Application	Required
<i>Amount to process application, initiate screening, and take a rental home off the market.</i>				
Security Deposit (Refundable)	\$500	Per Unit	One-Time/At Move-in	Required
<i>Amount intended to be held through residency.</i>				

Essentials

Fee Label	Amount	Applied	Frequency / Due At	Status
Internet Services	\$100	Per Unit	Monthly	Required
<i>Amount for internet services provided by community.</i>				
Trash Services - Doorstep	\$25	Per Unit	Monthly	Required
<i>Amount for doorstep trash removal from rental home.</i>				
Pest Control Services	\$3	Per Unit	Monthly	Required
<i>Amount for pest control services.</i>				
Renters Liability Insurance - Third Party	Varies	Per Leaseholder	Monthly	Required
<i>Amount for renters liability insurance obtained through resident's provider of choice.</i>				
Utility - Billing Administrative Fee	\$6	Per Unit	Monthly	Required
<i>Amount to manage utility services billing.</i>				
Utility - Electric - Third Party	Usage-Based	Per Unit	Monthly	Required
<i>Amount for provision and consumption of electric paid to a third party.</i>				
Utility - Natural Gas - Third Party	Usage-Based	Per Unit	Monthly	Required
<i>Amount for provision and consumption of natural gas paid to a third party.</i>				

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Utility - Water/Sewer*	Usage-Based	Per Unit	Monthly	Required
<i>Amount for provision and/or consumption of water and sewer services.</i>				
Trash Services - Hauling*	Usage-Based	Per Unit	Monthly	Required
<i>Amount for shared trash/waste services.</i>				
Common Area - Electric*	Usage-Based	Per Unit	Monthly	Required
<i>Shared amount for common area electric usage.</i>				
Common Area - Gas*	Usage-Based	Per Unit	Monthly	Required
<i>Shared amount for common area gas usage.</i>				
Common Area - Water/Sewer*	Usage-Based	Per Unit	Monthly	Required
<i>Shared amount for common area water/sewer usage.</i>				
Utility - Final Bill Fee	\$20	Per Unit	One-Time/At Move-out	Required
<i>Amount billed to calculate final utility statement.</i>				
Utility - New Account Fee	\$20	Per Unit	One-Time/At Move-in	Required
<i>Amount to establish utility services.</i>				

Personal add-ons

Fee Label	Amount	Applied	Frequency / Due At	Status
Parking - Garage	\$100 - \$150	Per Vehicle	Monthly	Optional
<i>Amount for garage parking space/services. Subject to availability.</i>				
EV Charging	Usage-Based	Per Rentable Item	Per Month/Recurring	Optional
<i>Amount for electric vehicle charging at shared pay-per-use station. Subject to availability.</i>				
Storage Space Rental	\$50 - \$150	Per Rentable Item	Monthly	Optional
<i>Amount for usage of optional storage space. May be subject to availability.</i>				
Pet Rent	\$45	Per Pet/Animal	Monthly	Situational
<i>Monthly amount for authorized pet.</i>				
Pet Management Fee - Third Party	\$28	Per Pet/Animal	Per Year/At Move-in	Situational
<i>Amount for authorized pet registration and screening services.</i>				
Pet Deposit (Refundable)	\$250	Per Pet/Animal	One-Time/At Move-in	Situational
<i>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.</i>				
Pet Fee	\$250	Per Pet/Animal	One-Time/At Move-in	Situational
<i>Amount to facilitate authorized pet move-in.</i>				
Common Area/Clubhouse Rental	Varies	Per Occurrence	One-Time/Occasional	Situational
<i>Amount to rent a shared common area space, including clubhouse. May be subject to availability.</i>				

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Situational

Fee Label	Amount	Applied	Frequency / Due At	Status
Late Fee <i>Amount for paying after rent due date; per terms of lease.</i>	10%	Per Occurrence	Per Occurrence	Situational
Renters Liability Only - Non-Compliance <i>Amount for not maintaining required Renters Liability Policy.</i>	\$15	Per Occurrence	Per Occurrence	Situational
Returned Payment Fee (NSF) <i>Amount for returned payment.</i>	\$20	Per Occurrence	One-Time/Occasional	Situational
Utility - Vacant Cost Recovery <i>Amount for utility usage not transferred to resident responsibility any time during occupancy.</i>	\$50	Per Occurrence	One-Time/Occasional	Situational
Security Deposit - Additional (Refundable) <i>Total amount, based on screening results, held through residency that may be applied toward amounts owed at move-out. Refunds processed per lease terms.</i>	100%	Per Occurrence	One-Time/Occasional	Situational
Access Device - Add / Replacement <i>Amount to obtain additional access device(s) for community; additional fob, additional key. May be subject to availability.</i>	\$50 - \$150	Per Occurrence	Per Occurrence	Situational
Early Lease Termination/Cancellation <i>Amount to terminate lease earlier than lease end date; excludes rent and other charges.</i>	200%	Per Occurrence	One-Time/Occasional	Situational
Intra-Community Transfer Fee <i>Amount due when transferring to another rental unit within community.</i>	\$750	Per Occurrence	Per Occurrence	Situational
Resident Change Fee <i>Amount to process a change in leaseholder during lease term.</i>	\$250	Per Occurrence	Per Occurrence	Situational
Legal/Eviction Fees <i>Amount for legal expenses incurred for lease violations.</i>	\$20	Per Occurrence	Per Occurrence	Situational
Lease Violation <i>Amount for violation of community policies.</i>	\$50 - \$500	Per Occurrence	Per Occurrence	Situational
Month to Month Fee <i>Amount due for month-to-month lease monthly after lease term.</i>	\$300	Per Occurrence	Per Occurrence	Situational

*Utility charges may vary by type and may be billed equally by unit, as a flat monthly fee, or based on unit size and/or occupancy.

All fees are paid to the property unless listed as "Third Party" and are non-refundable unless otherwise noted. Security deposits may vary based on screening results but will not exceed the legal maximum. Residents may be required to maintain renter's insurance and set up utilities as required by the lease. Some fees may not apply to affordable apartment homes. Residents are responsible for damage beyond normal wear and tear. This form does not modify the lease, and additional fees may apply under the application, lease, and applicable law.

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