	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.	$400	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 - One Months Rent	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
	Utility - Air Conditioning Amount for provision and consumption of air conditioning paid by Studio units in the months June - September.	$40	Per Unit	Monthly	Required
	Utility - Air Conditioning Amount for provision and consumption of air conditioning paid by One-Bedroom units in the months June - September.	$80	Per Unit	Monthly	Required
	Utility - Air Conditioning Amount for provision and consumption of air conditioning paid by Two-Bedroom units in the months June - September.	$120	Per Unit	Monthly	Required
	SITUATIONAL				
	Access Device - Key Fob Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	$75	Per Device	Per Occurrence	Situational
	Late Fee Amount for paying after rent due date; per terms of lease.	5%	Per Occurrence	Monthly	Situational
	Lease Buy Out Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.	200%	Per Occurrence	One-Time/At Move Out	Situational
4	Legal/Eviction Fees Amount for legal expenses incurred for lease violations.	Varies	Per Occurrence	Per Occurrence/Monthly	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.	$50	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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