	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.	$25	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				
#, 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
	PERSONALIZED ADD-ONS				
	Pet Fee Amount to facilitate authorized pet move-in.	$250	Per Pet	One-Time/At Move-In	Optional
	Pet Fee - Additional Pet Amount to facilitate additional authorized pet move-in.	$250	Per Pet	One-Time/At Move-In	Optional
	Pet Rent Monthly amount for authorized pet.	$40	Per Pet	Monthly	Optional
	SITUATIONAL				
	Access Device - Key Fob Replacement/Building Key Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	$100/$50	Per Device/Per Key	Per Occurrence	Situational
	Access Device - Parking Pass Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	$50	Per Pass	Per Occurrence	Situational
	Access Device - Mailbox Key Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	$25	Per Key	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.	$300	Per Occurrence	Per Occurrence	Situational
	Common Area/Clubhouse Rental Amount to rent a shared common area space, including clubhouse. May be subject to availability.	$400	Per Occurrence	At Booking/Per Occurrence	Situational
	Intra-Community Transfer Fee Amount due when transferring to another rental unit within community.	$250	Per Occurrence	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.	Equal to 2 Months Rent	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
	Month-to-Month Fee Amount, in addition to base rent, for a month-to-month lease.	Varies	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.	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
RESIDENT SIGNATURE	DATE	RESIDENT SIGNATURE	DATE
RESIDENT SIGNATURE	DATE	RESIDENT SIGNATURE	DATE