

FEE LABEL	AMOUNT	APPLIED	FREQUENCY/DUE AT	REQUIRED / OPTIONAL / SITUATIONAL
	Market Rate / Tax Credit			
MOVE IN BASICS				
Application Fee Amount to process application, initiate screening, and take a rental home off the market.	\$40 / \$40	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 / \$500	Per Unit	One-Time/At Move-In	Required
ESSENTIALS				
Administrative Fee (Non Refundable) Amount for community amenity use and services.	\$250 / N/A	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.	\$7.00 / N/A	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.	\$250 / \$250	Per Unit	One-Time/At Move-In	Required
Utility - Billing Administrative Fee Amount to manage utility services billing.	\$50 / N/A	Per Unit	One-Time	Required
Utility - Billing Administrative Fee Amount to manage utility services billing.	\$5.50 / N/A	Per Unit	Monthly	Required
# Utility - Electric - Third Party Amount for provision and consumption of electric paid to a third party.	\$5.50 / N/A	Per Unit	Monthly	Required
Utility - Final Bill Fee Amount billed to calculate final utility statement.	\$15 / N/A	Per Unit	One-Time/At Move-Out	Required
Utility - New Account Fee Amount to establish utility services.	\$15 / N/A	Per Unit	One-Time/At Move-In	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				
Pet Fee Amount to facilitate authorized pet move-in.	\$250 / N/A	Per Pet	One-Time/At Move-In	Optional
Pet Deposit (Refundable) Amount to facilitate additional authorized pet move-in.	\$250 / \$500	Per Pet	One-Time/At Move-In	Optional
Pet Rent Monthly amount for authorized pet.	\$50 / \$50	Per Pet	Monthly	Optional
SITUATIONAL				
Access Device - Key Fob Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$350 / \$350	Per Device	Per Occurrence	Situational
Access Device - Parking Fob Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$350 / \$350	Per Occurrence	Per Occurrence	Situational
Access Device - Mailbox Key Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$10 / \$10	Per Device	Per Occurrence	Situational
Late Fee Amount for paying after rent due date; per terms of lease.	10% / 10%	Per Occurrence	Monthly	Situational
Lease Buy Out Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.	One Month Rent / One Month Rent	Per Occurrence	One-Time/At Move Out	Situational
Month-to-Month Fee Amount, in addition to base rent, for a month-to-month lease.	\$250 / N/A	Per Occurrence	Monthly	Situational
Returned Payment Fee (NSF) Amount for returned payment.	\$20 / \$20	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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_____	_____	_____	_____
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