

FEE BREAKDOWN

Dolce by The Lakes

For transparency, we've put together a list of fees you may pay as a resident. Some of these fees are required, and others are optional. In order to calculate the total monthly expense of renting your apartment home, take your unit's "Base Rent" (i.e., the monthly cost of your apartment home without factoring in any additional fees), and add in any fixed costs, usage-based expenses, and optional extras. As you will see, some fees are "fixed," meaning that the amount does not change, and others are subject to external factors making it difficult to predict exact monthly costs (e.g., utility usage; optional/situational fees). If you have any questions, please reach out to us directly – we would love to hear from you!

Date of Issuance: 06/08/2026

FEE TYPE	COST	FREQUENCY	STATUS
REQUIRED PRE-LEASE – FIXED <small>SEP</small> The below costs are required as part of every rental application.			
Admin Fee – Administrative processing fee to cover lease preparation.	\$200.00	Per application / one-time	Required
Application Fee – Fee to process rental application and background check	\$55.00	Per application / one-time	Required
Security Deposit (Refundable) - Refundable deposit covering potential damages and unpaid rent per lease terms.	\$500 – 1 month's rent	Per unit / one-time	Required
REQUIRED HOME ESSENTIALS – USAGE-BASED <small>SEP</small> The below costs are usage-based and required for every lease.			
Renter Liability - Third Party – Expense related to required liability coverage through a third-party provider. Property must be listed as a party of interest	Varies	Per unit / month	Required
Common Area Fee - Fee for access to shared resident amenities and facilities.	\$30	Per unit / month	Required
Pest Control Services - Regular pest prevention and treatment services.	\$5	Per unit / month	Required
Utility – Water, Sewer and Trash	Based on Floorplan: 1bed - \$65 2bed- \$75 3bed- \$85	Per unit / month	Required
Utility – Electric– Cost of electricity usage for your apartment.	Usage Based	Per unit / month	Required
ADD-ONS / SUPPLEMENTAL <small>SEP</small> The below costs are supplemental, or needs based.			
Pet Fee - Fee for allowing pets in the home.	\$400.00	Per pet / one-time	Optional

Pet Rent - Monthly charge for keeping a pet in the home.	\$25.00	Per pet / month	Optional
SITUATIONAL FEES The below costs are situationally based.			
Concession Repayment – Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	Situational
Early Lease Termination / Buyout - Buyout fee for ending lease agreement before its scheduled end date.	100%	Per occurrence	Situational
Insufficient Move-out Notice Fee - Charge for not providing proper advance notice before move-out.	2 month's rent	Per occurrence	Situational
Intra-Community Transfer Fee - Charge for transferring to another home within the same community.	\$400.00	Per occurrence	Situational
Month-to-Month Fee - Monthly fee incurred until lease agreement is renewed.	\$600	Per occurrence / month	Situational
Late Fee - Penalty for rent or fee payments made after the due date.	5% rent	Per occurrence	Situational
Lease Violation - Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	Situational
Legal / Eviction Fee - Costs associated with an eviction proceeding.	Varies	Per occurrence	Situational
Non-Sufficient Funds (NSF) - Charge for returned payments due to non-sufficient funds.	\$75.00	Per occurrence	Situational
Pet / Animal Lease Violation - Fee issued for unauthorized pets or violations of pet policy.	\$400	Per occurrence	Situational
Utility – Vacant Electric Cost Recovery - Utility costs incurred while unit is occupied	Usage-based	Per occurrence	Situational

Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Resident is responsible for maintaining insurance pursuant to the Lease. Residents are responsible for damage 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 the internet, as specified in the lease agreement. This worksheet may not include fees or costs charged directly by third parties (such as utility expenses billed directly by the utility or resident insurance policies if obtained independently by the resident). Although these charges may arise during the course of leasing a unit, they are set, billed, and collected independently by third parties, not the property.

