

# FEE BREAKDOWN

## Pacific Harbors Sunrise


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: 09/29/2025

FEE TYPE	COST	FREQUENCY	STATUS
<b>REQUIRED PRE-LEASE – FIXED</b> <small>SEP</small> The below costs are required as part of every rental application.			
<b>Admin Fee</b> – Administrative processing fee to cover lease preparation.	\$200.00	Per application / one-time	Required
<b>Application Fee</b> – Fee to process rental application and background check	\$60.00	Per application / one-time	Required
<b>Security Deposit (Refundable)</b> - Refundable deposit covering potential damages and unpaid rent per lease terms.	\$500/\$750	Per unit / one-time	Required
<b>REQUIRED HOME ESSENTIALS – USAGE-BASED</b> The below costs are usage-based and required for every lease.			
<b>Common Area Utilities</b> - Shared utility costs in community common areas.	Usage-based	Per unit or occupant / month	Required
<b>Renter Liability - Third Party is required and must be provided prior to lease start date. Community must be listed as an additional party of interest</b>	varies	Per lease holder / month	Required
<b>Utilities</b> <ul style="list-style-type: none"> <li>• <b>Trash Services - Hauling</b> - Cost of trash collection, removal, and hauling services</li> <li>• <b>Stormwater / Drainage</b> – Local stormwater management and drainage system fee.</li> <li>• <b>Water / Sewer</b> - Water usage and wastewater removal costs.</li> </ul>	Flat rate per floorplan 1bed - \$55 2bed - \$75 3bed - \$85	Per unit / month	Required
<b>Utility - Electric</b> – Cost of electricity usage for your apartment.	Usage-based	Per unit / month	Required
<b>Utility- Gas</b> - Cost of gas usage for your apartment.	Usage-based	Per unit / month	Required
<b>SITUATIONAL FEES</b> <small>SEP</small> The below costs are situationally based.			
<b>Concession Repayment</b> – Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	Situational



<b>Early Lease Termination / Buyout</b> - Buyout fee for ending lease agreement before its scheduled end date.	1 month rent	Per occurrence	Situational
<b>Insufficient Move-out Notice Fee</b> - Charge for not providing proper advance notice before move-out.	2 months rent	Per occurrence	Situational
<b>Month-to-Month Fee</b> - Monthly fee incurred until lease agreement is renewed.	\$200	Per occurrence/ month	Situational
<b>Late Fee</b> - Penalty for rent or fee payments made after the due date.	5% rent	Per occurrence	Situational
<b>Lease Violation</b> - Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	Situational
<b>Legal / Eviction Fee</b> - Costs associated with an eviction proceeding.	Varies	Per occurrence	Situational
<b>Non-Sufficient Funds (NSF)</b> - Charge for returned payments due to non-sufficient funds.	\$75	Per occurrence	Situational
<b>Pet / Animal Lease Violation</b> - Fee issued for unauthorized pets or violations of pet policy.	varies	Per occurrence	Situational
<b>Reletting Fee</b> – An expense associated with re-renting a unit after early lease termination.	100%	Per occurrence	Situational
<b>Security Deposit Additional (Refundable)</b> - Extra refundable deposit for added risk, damages, or lease conditions.	\$500/\$750	Per unit / one-time	Situational

**ADD-ONS / SUPPLEMENTAL**   
The below costs are supplemental, or needs based.

<b>Pet Fee</b> - Fee for allowing pets in the home.	\$300	Per pet /one-time	Optional
<b>Pet Rent</b> - Monthly charge for keeping a pet in the home.	\$25	Per pet / month	Optional

*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. 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.*

