

# WELCOME!

## START LIVING AT ALTA SHORES

USE THIS GUIDE TO CALCULATE YOUR MONTHLY TOTAL BY ADDING YOUR BASE RENT, ESSENTIALS, AND ANY CUSTOMIZED ADD-ONS.



### MOVE-IN FEES-ONE TIME (REQUIRED)

APPLICATION FEE - \$125 PER APPLICANT  
ADMINISTRATIVE FEE - \$200 PER UNIT

**SECURITY DEPOSIT:** DEPENDS ON CREDIT SCREENING

- **NORMAL**

\$175 NON-REFUNDABLE SURE BOND OR \$1000 REFUNDABLE DEPOSIT

- **EXTRA**

\$350 NON-REFUNDABLE SURE BOND + \$250 REFUNDABLE DEPOSIT OR \$2000 REFUNDABLE DEPOSIT

- **MAXIMUM**

\$525 NON-REFUNDABLE SURE BOND + \$500 REFUNDABLE DEPOSIT OR \$3000 REFUNDABLE DEPOSIT

**NO SOCIAL SECURITY NUMBER**  
2-MONTH'S RENT DEPOSIT



### ESSENTIALS-MONTHLY (REQUIRED)

- PEST CONTROL SERVICES - \$8 PER MONTH
- TRASH SERVICE FEE - \$32 PER MONTH

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- RENTER'S INSURANCE IS REQUIRED WITH \$100,000 PERSONAL LIABILITY COVERAGE (PROPERTY LISTED AS INTERESTED PARTY)
  - DOMINION ENERGY ACCOUNT IS REQUIRED PRIOR TO MOVE-IN
  - WATER BILL SETUP FEE - \$75 ON 1<sup>ST</sup> WATER BILL (DUE WITH MONTHLY RENT)

### WE ARE PET-FRIENDLY!



UP TO 2 PETS PERMITTED  
BREED RESTRICTIONS APPLY

ONE-TIME NON-REFUNDABLE PET FEES  
\$400 for 1ST PET, \$600 for 2ND PET

PET RENT: \$30 PER PET/MONTH



APARTMENT HOME PREMIUM  
GARAGES/STORAGES AVAILABLE:

\$175 PER GARAGE/MONTH  
\$50 PER STORAGE CLOSET/MONTH

### INCOME REQUIREMENTS

GROSS INCOME MUST BE 3X MONTHLY RENT  
CO-SIGNERS MUST BE 5X MONTHLY RENT

PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE

### ADDITIONAL FEES (IF APPLICABLE)

- TRANSFER FEE: \$700 PER OCCURRENCE
- LATE FEE - 10% OF MONTHLY RENT AMOUNT + \$10 UTILITY LATE FEE PER OCCURRENCE
- ACCESS/LOCK CHANGE FEE-\$50 PER OCCURRENCE
- COMMON AREA/CLUBHOUSE RENTAL SPACE- \$150 + \$75 DAMAGE DEPOSIT
- LEASE VIOLATION - SMOKING - \$200 PER OCCURRENCE
- LEASE VIOLATION - TRASH - \$50 PER OCCURRENCE
- PET/ANIMAL LEASE VIOLATION - \$25 - \$100 PER OCCURRENCE
- RENTERS LIABILITY ONLY (NON-COMPLIANCE) - \$50 PER MONTH
- RETURNED PAYMENT FEE (NSF) - \$30 PER OCCURRENCE
- LEGAL/EVICTION FEES - VARIES PER OCCURRENCE
- EARLY LEASE TERMINATION/CANCELLATION - FEES PER LEASE AGREEMENT WHEN PROPER NOTICE IS GIVEN.

(Effective Date-3-12-26)

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GRAYCO  
PROPERTIES

