

# WELCOME!

## START LIVING ARIA AT MILLENIA

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: \$250 PER UNIT**

**SECURITY DEPOSIT: DEPENDS ON CREDIT SCREENING**

- NORMAL**

**\$1,000 REFUNABLE DEPOSIT OR \$30 NON-REFUNABLE MONTHLY LEASE LOCK**

- EXTRA**

**\$2,000 REFUNABLE DEPOSIT OR \$30 NON-REFUNABLE MONTHLY LEASE LOCK**

- MAXIMUM**

**\$3,000 REFUNABLE DEPOSIT OR \$30 NON-REFUNABLE MONTHLY LEASE LOCK**

**NO SOCIAL SECURITY NUMBER**  
**2-MONTHS' RENT**



### ESSENTIALS-MONTHLY (REQUIRED)

- TRASH + PEST CONTROL SERVICES: \$37 PER MONTH**
- UTILITY-WATER/SEWER PER MONTH**
- SPECTRUM: \$60 PER MONTH**
- FETCH PACKAGE: \$16.50 PER MONTH**
- AMENITY FEE: \$8.00 PER MONTH**



**RENTER'S INSURANCE IS REQUIRED WITH \$100,000 PERSONAL LIABILITY COVERAGE**

**OUC ACCOUNT NUMBER IS REQUIRED PRIOR TO MOVE-IN**

**WATER BILL SETUP FEE OF \$30 ON 1<sup>ST</sup> WATER BILL AND DUE WITH MONTHLY RENT**

### WE ARE PET-FRIENDLY!



**UP TO 2 PETS PERMITTED-BREED RESTRICTIONS APPLY-75LB COMBINED WEIGHT LIMIT**

**ONE-TIME NON-REFUNDABLE PET FEES:**  
**\$400 1<sup>ST</sup> PET \$300 2<sup>ND</sup> PET**

**PET RENT: \$35 PER PET/MONTH**



**APARTMENT HOME PREMIUMS**  
**\$55 PER STORAGE UNIT/MONTH**  
**\$200 PER GARAGE/MONTH**

### INCOME REQUIRED

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

**PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.**

**LEASES SHORTER THAN 6 MONTHS (181 DAYS) WILL BE SUBJECT TO A 12% FL STATE TAX.**

### ADDITIONAL FEES (IF APPLICABLE)

- TRANSFER FEE: \$750 PER OCCURRENCE**
- LATE FEE: \$200 OR 10% DEPENDING ON LEASE AGREEMENT +\$50 UTILITIES**
- LEASE VIOLATION-TRASH: \$25 PER OCCURRENCE**
- PET/ANIMAL LEASE VIOLATION: \$50 PER OCCURRENCE**
- RENTERS INSURANCE (NON-COMPLIANCE): \$50 PER MONTH**
- RETURNED PAYMENT FEE (NSF): \$75 OR \$40 DEPENDING ON LEASE AGREEMENT - PER OCCURRENCE**
- TRASH CONTAINER REPLACEMENT: \$25 PER OCCURRENCE**
- COMMON AREA/CLUBHOUSE RENTAL SPACE: VARIES PER OCCURRENCE**
- EARLY LEASE TERMINATION/CANCELLATION: FEES PER LEASE AGREEMENT WHEN PROPER NOTICE IS GIVEN**
- LEGAL/EVICTION FEES: VARIES PER OCCURRENCE**

**NO AIRBNB, VRBO, OR ANY OTHER HOSTING SITE IS PERMITTED IN THE COMMUNITY. ARIA IS A NON-SMOKING COMMUNITY.**

(Effective Date-3-12-26)

