

# WELCOME!

## START LIVING AT THE PACE AT HOLDING VILLAGE

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**  
\$500 OR LEASE LOCK-\$30/MONTH

• **EXTRA**  
\$1000 OR LEASE LOCK-\$30/MONTH

• **MAXIMUM**  
\$1500 OR LEASE LOCK-\$30/MONTH

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



### ESSENTIALS-MONTHLY (REQUIRED)

- COMMUNITY AMENITY FEE-\$25 PER MONTH
- PEST CONTROL SERVICES-\$5 PER MONTH
- TRASH ADMINISTRATIVE FEE-\$.90 PER MONTH
- TRASH SERVICES DOORSTEP-\$25 PER MONTH
- TRASH SERVICES HAULING-\$10 PER MONTH
- UTILITY BILLING ADMINISTRATIVE FEE-\$3.75/MONTH
- UTILITY-ELECTRIC-THIRD PARTY (USAGE-BASED PER MONTH)
- UTILITY-WATER/SEWER (USAGE-BASED PER MONTH)



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

**POWER & LIGHT ACCOUNT IS REQUIRED PRIOR TO MOVE-IN**

### WE ARE PET-FRIENDLY!



**UP TO 2 PETS PERMITTED-BREED RESTRICTIONS**

**ONE-TIME NON-REFUNDABLE PET FEES:**  
\$350 FOR ONE PET  
\$500 FOR 2 PETS

**PET RENT: \$20 PER PET/MONTH**  
**SECURITY DEPOSIT ALTERNATIVE-\$30/UNIT PER MONTH**



**GARAGES AVAILABLE:**  
\$150-\$200 PER GARAGE/MONTH



**STORAGE SPACE RENTAL:**  
\$40-\$75 PER SPACE/MONTH



### INCOME REQUIREMENT

**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)

- ACCESS/LOCK CHANGE FEE-\$50 PER OCCURRENCE
- COMMON AREA/CLUBHOUSE RENTAL SPACE: VARIES PER OCCURRENCE
- EARLY LEASE TERMINATION/CANCELLATION: FEES PER LEASE AGREEMENT WHEN PROPER NOTICE IS GIVEN
- INTRA-COMMUNITY TRANSFER FEE-\$500 PER OCCURRENCE
- LATE FEE-5% OF MONTHLY RENTAL AMOUNT PER OCCURRENCE
- LEASE VIOLATION-SMOKING-\$50 PER OCCURRENCE
- LEASE VIOLATION-TRASH-\$25 PER OCCURRENCE
- LEGAL/EVICTION FEES: VARIES PER OCCURRENCE
- PET/ANIMAL LEASE VIOLATION-\$25 PER OCCURRENCE
- RENTERS INSURANCE (NON-COMPLIANCE)-\$50 PER MONTH
- RESIDENT CHANGE FEE-\$400 PER OCCURRENCE
- RETURNED PAYMENT FEE (NSF)-\$35 PER OCCURRENCE
- TRASH CONTAINER REPLACEMENT-\$60 PER OCCURRENCE

(Effective Date-3-12-26)

