

# WELCOME!

## START LIVING AT VISTA SANDS

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**  
\$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 - \$7 PER MONTH
  - TRASH SERVICES - \$30 PER MONTH
  - UTILITY-BILLING ADMINISTRATIVE FEE - \$2.54 PER MONTH
  - UTILITY- ELECTRIC - (THIRD PARTY, USAGE-BASED PER MONTH)
  - UTILITY-WATER/SEWER (USAGE-BASED 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)

### CUSTOMIZED ADD ONS (OPTIONAL)



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

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APARTMENT HOME PREMIUM  
GARAGES/STORAGES AVAILABLE:

\$150 PER GARAGE/MONTH  
\$55 PER STORAGE CLOSET/MONTH

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**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)

- LOCK CHANGE FEE - \$50 PER OCCURANCE
- KEY FOB REPLACEMENT/EXTRA KEY FOB - \$50 PER OCCURRENCE
- CLUBHOUSE RENTAL SPACE - \$150 DEPOSIT + (FEE CHARGE BY HOUR)
- INTRA-COMMUNITY TRANSFER FEE - \$500 PER OCCURRENCE
- LATE FEE - 10% OF MONTH RENTAL AMOUNT PER OCCURRENCE + \$10 UTILITY LATE FEE PER OCCURRENCE
- LEASE VIOLATION-TRASH - \$50 PER OCCURRENCE
- PET/ANIMAL LEASE VIOLATION - \$100 PER OCCURRENCE
- RENTERS INSURANCE (NON-COMPLIANCE) - \$50 PER MONTH
- RETURNED PAYMENT FEE (NSF) - \$30 PER OCCURRENCE
- LEGAL/EVICTION FEES - VARIES PER OCCURRENCEEARLY LEASE TERMINATION/CANCELLATION - FEES PER LEASE AGREEMENT WHEN PROPER NOTICE IS GIVEN.

(Effective Date-3-12-26)

