

# FEE BREAKDOWN



## Aerie Blue Sage

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 home, take your unit's "Base Rent" (i.e., the monthly cost of your 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!

| FEE TYPE  | COST   | FREQUENCY                | STATUS   |
|---|--|--------------------------|----------|
| <b>REQUIRED PRE-LEASE – FIXED</b>   |  |                          |          |
| The below costs are required as a part of every rental application.   |  |                          |          |
| <b>Admin Fee</b> – Administrative processing fee to cover lease preparation.  | <b>\$150.00</b>  | Per unit / one-time      | Required |
| <b>Application Fee</b> – Fee to process rental application and background check.  | <b>\$50.00</b>   | Per applicant / one-time | Required |
| <b>Security Deposit (Refundable)</b> – Refundable deposit covering potential damages and unpaid rent per lease terms.         | <b>\$500.00 / 1-2<br/>Bedrooms</b><br><br><b>\$750.00 / 3-4<br/>Bedrooms</b> | Per unit / one-time      | Required |
| <b>REQUIRED HOME ESSENTIALS – USAGE-BASED</b>   |  |                          |          |
| The below costs are usage-based and required for every lease.   |  |                          |          |
| <b>Utility – Electric</b> – Cost of electricity usage for your unit.  | <b>Usage-based</b>   | Per unit / month         | Required |
| <b>Utility – Gas</b> – Cost of gas usage for your unit.   | <b>Usage-based</b>   | Per unit / month         | Required |
| <b>Utility – Water / Sewer</b> – Water usage and wastewater removal costs.  | <b>Usage-based</b>   | Per unit / month         | Required |
| Residents must set up their residence utilities directly with utility providers.  |  |                          |          |
| <b>Electricity:</b> OPPD   <a href="http://myaccount.OPPD.com/residential-service">myaccount.OPPD.com/residential-service</a> |  |                          |          |
| <b>Gas / Water / Sewer:</b> MUD*   (402) 554-6666   |  |                          |          |
| *Residents in townhomes and apartments will be billed via a 3 <sup>rd</sup> party service for water / sewer*                  |  |                          |          |

**ADD ONS / SUPPLEMENTAL**

The below costs are supplemental or needs based.

|  |                 |                    |          |
|--|-----------------|--------------------|----------|
| <b>Community Fee</b> - Fee that includes high-speed internet, smart home package, maintenance of community amenities and landscaped areas, trash service, valet trash pick-up, and pest control. | <b>\$175.00</b> | Per month          | Required |
| <b>Parking – Detached Garage</b> – Charge for access to a designated detached garage parking space.  | <b>\$200.00</b> | Per garage / month | Optional |
| <b>Non-Refundable Pet Fee</b> – Fee for allowing pets in the home.   | <b>\$150.00</b> | Per pet / one-time | Optional |
| <b>Pet Deposit (Refundable)</b> – Refundable deposit covering potential damages and unpaid pet rent per lease terms.   | <b>\$200</b>    | Per pet / one-time | Optional |
| <b>Pet Rent</b> – Monthly charge for keeping a pet in the home.  | <b>\$40.00</b>  | Per pet / month    | Optional |
| <b>Amenity / Clubhouse Rental Fee</b> – Fee for reserving the community clubhouse for events or gatherings.  | <b>\$500.00</b> | Per occurrence     | Optional |
| <b>Renter’s Liability / Content – Property Program</b> – Fee for renter’s liability insurance coverage.  | <b>\$25.00</b>  | Per unit / month   | Optional |

**SITUATIONAL FEES**

The below costs are situationally based.

|  |                           |                |             |
|--|---------------------------|----------------|-------------|
| <b>Access Device Replacement</b> – Charge to replace lost or damaged key, fob, or remote.                  | <b>\$75.00 - \$100.00</b> | Per occurrence | Situational |
| <b>Concession Repayment</b> – Tenant repayment of rent discounts if lease terms are not met.               | <b>Varies</b>             | Per occurrence | Situational |
| <b>Early Lease Termination / Buyout</b> - Buyout for ending lease agreement before its scheduled end date. | <b>2 months of rent</b>   | Per occurrence | Situational |
| <b>Insufficient Move-Out Notice Fee</b> – Charge for not providing proper advance notice before move-out   | <b>1 month of rent</b>    | Per occurrence | Situational |

|  |   |                        |             |
|--|---|------------------------|-------------|
| <b>Intra-Community Transfer Fee</b> – Charge for transferring to another home within the same community.                 | <b>85% of base rent</b>                                 | Per occurrence         | Situational |
| <b>Late Fee</b> – Penalty for rent or fee payments made after the due date.  | <b>\$75 initial then \$5 per day until paid in full</b> | Per occurrence         | Situational |
| <b>Lease Violation</b> - Fee for non-compliance with lease terms or community policies.                                  | <b>Varies</b>   | Per occurrence         | Situational |
| <b>Legal / Eviction Fee</b> – Costs associated with an eviction proceeding.  | <b>Varies</b>   | Per occurrence         | Situational |
| <b>Non-Sufficient Funds (NSF)</b> – Charge for returned payments due to non-sufficient funds.                            | <b>\$30.00</b>  | Per occurrence         | Situational |
| <b>Parking EV Charging</b> – Fee for on-site electric vehicle charging access.   | <b>Varies</b>   | Per occurrence         | Situational |
| <b>Pet / Animal Lease Violation</b> – Fee issued for unauthorized pets or violations of pet policy.                      | <b>Varies</b>   | Per occurrence         | Situational |
| <b>Reletting Fee</b> – An expense associated with re-renting a unit after early lease terminations.                      | <b>1 month of rent</b>                                  | Per occurrence         | Situational |
| <b>Renter’s Liability Non-Compliance</b> – Fee for not maintaining required renter’s liability insurance coverage.       | <b>\$25.00</b>  | Per occurrence / month | Situational |
| <b>Security Deposit Additional (Refundable)</b> – Extra refundable deposit for added risk, damages, or lease conditions. | <b>Up to 100% of 1 month rent</b>                       | Per unit / one-time    | Situational |
| <b>Utility – Vacant Cost Recovery</b> – Utility costs incurred while the unit was occupied.                              | <b>Usage-based</b>                                      | Per occurrence         | Situational |
| <b>Utility – Non-Transferred Utility Fee</b> – Charge for utility costs not moved to resident’s name.                    | <b>\$50.00</b>  | Per occurrence         | Situational |

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 exceeds 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.