

The Arlo Apartments-Move in Basics Potential Fee Guide

Welcome to The Arlo! We are excited about the possibility of you making The Arlo your new home. To be transparent with our monthly charges in addition to rent and other add on items, we have them listed here for you. If you have any questions about these fees or charges, please do not hesitate to ask.

Application Fee-\$45 per person -18 and older-required

Administrative Lease Initiation Fee-\$250 per unit required to reserve an apartment.

Security Deposits (refundable) starting at \$500 (can go up to 1 month) depending on credit.

Pet rent-\$45.00 monthly pet rent per pet

Pet fee-(non-refundable) \$300.00 per pet

Pet Deposit-(refundable) \$200.00 per pet

Pet Screening- 3rd party \$10.00 one time

*Breed size and weight restrictions apply * See office for details

Monthly Charges- in addition to base rent amounts (REQUIRED)

Internet & Smart Home-\$150 monthly

Valet Trash-\$25.00 monthly

Carport \$30 (optional)

Garage-\$75.00-\$100 (optional)

---Common area electric-based on usage, monthly

Common area gas-based on usage, monthly

Utility Water-based on usage billed in arrears 2 months per unit, per occupant

Utility Sewer-based on usage billed in arrears 2 months per unit, per occupant

Utility Trash-based on usage billed in arrears 2 months per unit, per occupant

Pest control fee \$2.00 monthly

Utility billing admin fee \$6.50 monthly

--- Approx \$80-\$150 per month, based on usage

Utility set up fee one time -\$25.00

Renters insurance-monthly \$15.00 (can provide declarations page on your own insurance)

Enbridge Gas -set up in residents name, based on usage

Rocky Mtn Power electricity -set up in residents name, based on usage

Other possible fees-

Lease violation fee-can vary, per occurrence

Lock change fee-\$50.00 per occurrence

Door key fee \$5.00 per key

Amenity access key fob- \$50.00

Late fee-10% of rent amount per occurrence with an overage of \$100 on ledger

Insufficient notice fee-varies per occurrence

Service of notice fee-\$25.00 per occurrence

Eviction turn over fee-\$50.00 per occurrence

NSF fee \$20.00 per occurrence

Transfer unit fee \$200.00 per occurrence

Paper check fee-\$6.00 per occurrence

Early termination fee (subject to approval by management) amount is variable

Speedetrash container replacement-\$40 per occurrence

Vacant recovery fee-\$50.00 per occurrence

Utility bill back fee (per apartment) based on utility billing

Rent Plus-\$9.95-\$14.95 monthly (optional)

Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Residents may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Resident is responsible for damages that exceed 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 internet, as specified in the lease agreement.