AZALEA RESIDENTIAL

# Fee Breakdown

For transparency, this community provides a summary of potential fees associated with your lease. Certain fees are required as a condition of residency, while others may be optional, usage-based, or situational. All applicable fees will be disclosed prior to application and are assessed in accordance with the lease agreement and applicable laws. Fees may vary based on the apartment home selected, services utilized, and the terms of your lease.

| FEE TYPE | COST | Frequency | STATUS |
|---|---|---|---|
| **REQUIRED PRE-LEASE – FIXED**<br>The following fees are required as part of the application process. | | | |
| **Administrative Fee** –Processing fee for lease preparation | $249 | Per Home / One-Time | Required |
| **Application Fee** – Background screening and application processing | $100 | Per Applicant / One-Time | Required |
| **Security Deposit Alternative –** Screening-based, non-refundable fee in lieu of a traditional deposit | Varies | Per Home / One-Time | Required |
| **REQUIRED HOME ESSENTIALS – FIXED**<br>The below costs are required for every lease. | | | |
| **Pest Control Services -** Regular pest prevention and treatment services. | $2 | Per Home / Monthly | Required |
| **Trash Services -** Fee for trash and recycle pickup removal service. | $47.88 | Per Home / Monthly | Required |
| **Utility – Electric – Account Establishment Fee -** One-time charge to activate new utility services | $30 | Per Home / One-Time | Required |
| **Utility – Water – Account Establishment Fee -** One-time charge to activate new utility services | $15 | Per Home / One-Time | Required |
| **Utility – Water – Monthly Administrative Fee –** Admin fee associated with the management and billing of the water utility account. | $5 | Per Home / Monthly | Required |

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| **Utility – Storm Water – Monthly Fee -** Fee that covers stormwater management and related services. | $3.75 | Per Home / Monthly | Required |
| **Package Room Fee -** For access to and use of the package room and/or package management services provided by the community. | $3.65 | Per Home / Monthly | Required |
| **Pet Screening -** Registration fee for the required pet screening process. An active PetScreening profile is required; assistive animal and no-pet profiles may be exempt, where applicable. Includes 12-Monthly digital profile. | Pet profiles: $30/yr (CC) or $25/yr (ACH), $5 off renewals; Assistive animal and no-pet profiles free. | Per Home/ Per Lease Term | Required |
| **REQUIRED HOME ESSENTIALS – USAGE-BASED**<br>The following charges are required and vary based on usage or third-party services. | | | |
| **Common Area Utilities -** Shared utility costs in common areas. | Based on Usage (utility provider) | Per Home/ Monthly | Required |
| **Renters Insurance –**$100,000 liability coverage is required for all occupants. | Varies (third-party provider) | Per Home/ Monthly | Required |
| **Utility Electric Usage –** Cost of electricity usage for your apartment. | Based on Usage (utility provider) | Per Home/ Monthly | Required |
| **ADD-ONS / SUPPLEMENTAL (OPTIONAL)**<br>The following fees apply only if selected or utilized. | | | |
| **Clubhouse Rental Deposit (Refundable) -** Refundable deposit for potential damages during clubhouse rental. | $500 | Per Occurrence | Optional |
| **Clubhouse Rental Fee -** Fee for reserving the community clubhouse for events or gatherings. | $250 | Per Occurrence | Optional |
| **Reserved Parking -** Fee for a designated parking spot on-site. Options include covered, uncovered, and tandem parking. | $45-$90 | Per Parking Spot/ Monthly | Optional |
| **Pet Fee -** Non-refundable fee associated with having a pet in the apartment home. | $350 (1 pet) / $500 (2 pets) | Per Pet/ One-time | Optional |
| **Pet Rent -** Monthly charge for maintaining a pet in the apartment home throughout the lease term. | $20 (1 pet) / $40 (2 pets) | Per Pet/ Monthly | Optional |
| **Storage Rental -** On-site storage unit. | $50 | Per Unit/ Monthly | Optional |

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| **Washer & Dryer Rental -** In-home washer and dryer rental. | $40 | Per Home/ Monthly | Optional |
| **SITUATIONAL FEES**<br>The following fees may be assessed based on specific circumstances or lease violations. | | | |
| **Access Device Replacement -** Charge to replace lost or damaged key, fob, or remote. | $50 | Per Occurrence | Situational |
| **Concession Repayment –** Tenant repayment of rent discounts if lease terms are not met. | Varies | Per Occurrence | Situational |
| **Insufficient Notice Fee -** Charge assessed for failing to provide the required 60-day notice prior to move-out. | Varies | Per Occurrence | Situational |
| **Early Lease Termination Fee -** Fee for ending lease agreement before its scheduled end date. | Varies | Per Occurrence | Situational |
| **Month-to-Month Rate -** Monthly rate incurred until lease agreement is renewed. | Varies | Per Home / Monthly | Situational |
| **Transfer Fee -** Fee associated with transferring to another apartment home within the same community. Charges may include a lease termination fee and/or a transfer fee, depending on lease status and applicable agreements. | $500 and/or up to one Monthly's rent | Per Occurrence | Situational |
| **Late Fee -** Penalty for rent or fee payments made after the due date. | 10% of Rent | Per Occurrence | Situational |
| **Short Term Rental Lease Violation -** Fee charged for unauthorized short-term rentals (Ex: Airbnb) or violations of lease rules regarding subleasing or occupancy. | $1,000 | Per Occurrence | Situational |
| **Legal Fees -** Costs associated with an eviction proceeding. | $250 | Per Occurrence | Situational |
| **Non-Sufficient Funds (NSF) Fee -** Charge for returned payments. | $30 | Per Occurrence | Situational |
| **Parking EV Charging -** Fee for on-site electric vehicle charging access paid to the third-party station provider. | Varies (third-party provider) | Per Occurrence | Situational |

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| **Pet Lease Violation –** Fee assessed for unauthorized pets or violations of the pet policy. The resident will be required to complete a PetScreening profile, and applicable pet rent will be applied going forward. | Pet profiles: $30/yr (CC) or $25/yr (ACH), $5 off renewals; includes 12-Monthly digital profile.<br><br>Pet Rent: $20 (1 pet) / $40 (2 pets) | Per Occurrence | Situational |
| **Renter Insurance Non-Compliance** - Fee assessed if the required $100,000 renter's liability insurance coverage is not maintained. Residents without qualifying coverage will be automatically enrolled in the community's master policy. | $15 | Per Home/ Monthly | Situational |
| **Re-Key Lock Charge -** Fee for rekeying or replacing locks to maintain unit security and access control. | $75 | Per Occurrence | Situational |
| **Utility Non-Compliance Fee -** Fee that applies if required utility services are not established or maintained. | $50.00 admin fee + actual or estimated utility charges | Per Occurrence | Situational |

*This disclosure is provided for informational purposes only and does not modify or replace the terms of the lease agreement.*

***Updated:*** *10/07/2026*

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