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 The following fees are required as part of the application process.			
Administrative Fee –Processing fee for lease preparation	$150	Per Home / One-Time	Required
Application Fee – Background screening and application processing	$75	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 The below costs are required for every lease.			
Pest Control Services - Regular pest prevention and treatment services.	$5	Per Home / Monthly	Required
Trash Services - Fee for trash and recycle pickup removal service.	$10	Per Home / Monthly	Required
Utility – Water – Account Establishment Fee - One-time charge to activate new utility services	$25	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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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 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
Utility Natural Gas Usage - Cost of natural gas usage for your apartment.	Based on Usage (utility provider)	Per Home/ Monthly	Required
ADD-ONS / SUPPLEMENTAL (OPTIONAL) The following fees apply only if selected or utilized.			
Clubhouse Rental Deposit (Refundable) - Refundable deposit for potential damages during a clubhouse rental.	$250	Per Occurrence	Optional
Clubhouse Rental Fee - Fee for reserving the community clubhouse for events or gatherings.	$250	Per Occurrence	Optional
Pet Fee - Non-refundable fee associated with having a pet in the apartment home.	$400 (1 pet) / $550 (2 pets)	Per Pet/ One-time	Optional
Pet Rent - Monthly charge for maintaining a pet in the apartment home throughout the lease term.	$15 (1 pet) / $30 (2 pets)	Per Pet/ Monthly	Optional
Storage Rental - On-site storage unit.	$40 (Medium Size) / $60 (Large Size)	Per Unit/ Monthly	Optional
SITUATIONAL FEES 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

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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
Legal Fees - Costs associated with an eviction proceeding.	$175	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
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. Pet Rent: $20 (1 pet) / $40 (2 pets)	Per Occurrence	Situational
Re-Key Lock Charge - Fee for changing unit locks and issuing new keys due to lost, unreturned, or compromised keys.	$75	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
Utility Non-Compliance Fee - Fee that applies if required utility services are not established or maintained.	Admin fee + actual or estimated utility charges	Per Occurrence	Situational

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

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