

Application

Application Fee	\$50	Per applicant/once	Required
Holding Deposit (Refundable)	\$500	Per unit/once	Required
Security Deposit (Refundable)	Up to One Month's Rent	Per unit/once	Required

Add-Ons

Additional Parking (subject to availability)	\$150	Per rentable item/month	Optional
Internet Sevcies	\$61	Per unit/month	Optional
Landlord-Placed Master Policy Liability Insurance	\$23	Per unit/month	Required if resident does not provide proof of renters insurance
Video Services	\$59	Per unit/month	Required

Animals

Additional Rent	\$50	Per animal/month	Optional
Additional Deposit (Refundable)	\$1,000	Per animal/once	Optional

Utilities

Electricity (Resident sets up directly with provider)	Varies by usage	Per unit/month	Required
Gas (Resident sets up directly with provider)	Varies by usage	Per unit/month	Required
Water (Individually sub-metered, billed to management, then passed through to residents)	Varies by individual usage.	Per unit/month	Required
Sewer (Billed to management, allocated based on a unit's occupancy relative to total community occupancy)	Varies by total community usage.	Per unit/month	Required
Trash (Billed to management at a flat rate and allocated per unit)	\$7.99	Per unit/month	Required

Situational Fees

Access Device Replacement	\$5 for Key; \$75 for Fob	Per occurrence
Animal Cleanup	\$25	Per occurrence
Bicycle Storage Rental (Subject to availability)	\$50	Per rentable item/month
Reserved Kayak/Paddle Board Rack (Subject to Availability)	\$50	Per item/month
Event Space Rental	\$250	Per occurrence
Event Space Cleaning	\$150	Per occurrence
Early Lease Termination/Cancellation	Two Months' Rent	Per occurrence
Guest Suite Deposit (Refundable)	\$500	Per occurrence
Guest Suite Rental	\$300	Per night/occurrence
Guest Suite Cleaning	\$75	Per occurrence
Late Fee	\$125	Per occurrence
Non-Sufficient Funds (NSF)	First instance: \$25 Subsequent instances: \$35	Per occurrence
Package Concierge Set Up (Third Party)	\$20	Per unit/once
Package Concierge Late Pickup (Third Party)	\$3/day after 5 days	Per occurrence
Online Payment Processing - Debit Card Payments (Third Party)	\$3.95 - \$9.95	Per occurrence/transaction amount
Online Payment Processing - Credit Card Payments (Third Party)	2.95% of Transaction Amount	Per occurrence/transaction amount
Positive Credit Reporting (Third Party)	\$1.95 - \$8.95 (Visit IDIQ website for details)	Per person/month