

# RIVERHOUSE

## FEES OVERVIEW



We're glad you're considering making your home with us. Below is a simple breakdown of the fees you can expect—from the application process to move-in day, along with optional extras to personalize your experience. Pricing may vary based on lease terms and is subject to change.

### APPLICATION FEES

|                   |  |      |
|-------------------|--|------|
| - Application Fee | Per Applicant, 18 years of age and older. Applications are evaluated systemically and include verification of income as well as screening for credit and rental history including civil court records for monetary and possession judgments. Credit scores are not factored into our credit screening process. | \$50 |
|-------------------|--|------|

### MOVE-IN COSTS

|                        |  |        |
|------------------------|--|--------|
| - Security Deposit     | Refundable at move-out pending the final balance at move-out and the condition of your home – ranges from \$250 to 1-month's rent depending on your application and screening results. | \$250+ |
| - Amenity Fee          | Non-Refundable.  | \$500  |
| - Utility – Set Up Fee | New account fee, due at first utility billing.   | \$15   |

### MONTHLY COSTS

|                               |   |        |
|-------------------------------|---|--------|
| - Utility – Billing Fee       |   | \$5    |
| - Trash Services              |   | \$20   |
| - Utility – Water/Sewer       | Allocated based on a combination of apartment square footage and # of occupants.  | varies |
| - Utility – Gas & Electric    | Allocated based on a combination of apartment square footage and # of occupants.  | varies |
| - Renters Liability Insurance | Required prior to move-in, with a minimum of \$300,000 in personal liability coverage. Choose coverage from your own provider, or through our building partner, Assurant. | varies |

### MOVE-OUT COSTS

|                            |                               |      |
|----------------------------|-------------------------------|------|
| - Utility – Final Bill Fee | Due at final utility billing. | \$15 |
|----------------------------|-------------------------------|------|

### LIFESTYLE EXTRAS

|                                |   |                               |
|--------------------------------|---|-------------------------------|
| - Garage Parking               | We offer both outdoor and garage parking. EV charging stations are available at an additional cost and are shared throughout our community. | \$100 - \$150                 |
| - Bike Storage                 | Complimentary, located in parking garage.   | Included                      |
| - Storage                      | We offer a variety of sizes to meet your needs.   | \$55                          |
| - Pet Rent (per pet, max 2)    | Breed restrictions apply, contact a team member for full details.   | \$60                          |
| - Pet Deposit (1 pet / 2 pets) | Non-Refundable.   | \$500 / \$800                 |
| - Amenity Space Rental         | Host your next event in our party room at The James.  | \$100 per hour<br>3hr minimum |
| - Guest Suite                  |   | \$175 - \$200<br>per night    |
| - Community Garden Plot        |   | \$175<br>per season           |

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### LIFESTYLE EXTRAS

|                   |   |                                   |
|-------------------|---|-----------------------------------|
| - Central Laundry | Conveniently located in the lower level of each building. | \$2.25 per wash<br>\$2.25 per dry |
|-------------------|---|-----------------------------------|

### OTHER SITUATIONAL / BREACH OF LEASE

|  |  |                   |
|--|--|-------------------|
| - Late Fee                                     | Rent paid after the 5 <sup>th</sup> day of the month.  | 10% of base rent  |
| - Early Termination / Buy Out                  | Requires a 60-day notice prior to the new termination date.  | 200% of base rent |
| - Replacement Fee                              |  |                   |
| FOB  | <i>per occurrence</i>  | \$100             |
| Mailbox Key                                    | <i>per occurrence</i>  | \$10              |
| Parking Tag                                    | <i>per occurrence</i>  | \$200             |
| Pool Pass                                      | <i>per occurrence</i>  | \$50              |
| - Returned Check Charge / Non-Sufficient Funds |  | \$50              |
| - Damages                                      | Violation of community rules, damage to your apartment / community, etc.   | Varies            |
| - Month-to-Month Fee                           | Holdover Fee.  | Varies            |
| - Payback of Concession                        | In the event that you received a concession as a part of your lease and you subsequently decide to break your lease or transfer apartments, a pro-rated portion of the concession will be billed back based upon the duration of your residency. | Varies            |
| - Transfer Fee                                 | Residents must have completed at least six months of their current lease term or be on a month-to-month (MTM) status and must provide a 30-day notice.   | 100% of base rent |

**This pricing sheet is for informational purposes only and does not modify or replace your lease. It may not include all potential situational or breach of lease fees, and fees are subject to change at any time. Our goal is to provide clarity and help you budget with confidence.**

**We will not refuse to rent a rental unit to a person because the person will provide the rental payment, in whole or in part, through a voucher for rental housing assistance provided by or through the Commonwealth of Virginia or federal government. Housing voucher applicants are only screened for rental history.**