

# VALEN

## 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
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### 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

- Technology Package	Includes Leo Internet and Wi-Fi (1 Gbps high-speed internet service throughout, including common areas), a resident mobile app (visitor admission and shared amenities management, digital garage access), and electronic package notification.	\$65
- Utility – Billing Fee		\$5
- Trash Services		\$20
- Utility – Water/Sewer	Allocated based on a combination of apartment square footage and # of occupants.	varies
- Utility – Electric	Directly metered, payable directly to utility provider, Dominion Energy.	varies
- Utility – Common Area 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
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### LIFESTYLE EXTRAS

- Garage Parking	We offer a variety of options to meet your needs, both on-site and off-site. Note that there is a restriction on the number of vehicles allowed per apartment. EV charging stations are available at an additional cost and are shared throughout our community.	\$95 - \$275
- Bike Storage	Complimentary, located in parking garage (G1 and G2).	Included
- 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 Flex Room, TV Lounge or Sky Lounge.	\$125 - \$275 per hour

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### 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
- Utility – Vacant Recovery	Assessed if you fail to set up electric service directly with Dominion Energy.	\$50 + cost of service
- Replacement Fee		
FOB	<i>per occurrence</i>	\$100
Mailbox Key	<i>per occurrence</i>	\$25
Parking Tag	<i>per occurrence</i>	\$100
- 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.**