

Fee Guide

Welcome! We're glad you're here. To keep things simple, we've outlined required and potential fees so you can easily plan your initial and monthly costs. Just add your base rent to the Essentials and any Personalized Add-Ons you choose. Our goal is to make budgeting easy and your rental experience smooth.

Move In Items

Application Fee	\$22.50	Per Applicant	Required
Refundable Security Deposit	Starting at \$500: Variable, based on base rent and income qualifications	One Time	Required
First Month's Lease Charges	Variable, based on move in date and base rent	One Time	Required
Lease Admin Fee	\$250 Per Applicant (Student) \$200 Per Lease (Non Student)	One Time	Required

Must-Haves (in addition to monthly rent)

Utility Admin Fee	\$10	Per Month	Required
Property Damage Liability Waiver Program	\$14.50 - \$18.00	Per Month	Required
Non-recurring ACH Payments (Online payment fees are <u>avoidable</u> when <u>autopay via a bank account is established</u>)	\$5.50	Per Payment	Required
Online Payment Credit Card Fee (Online payment fees are <u>avoidable</u> when <u>autopay via a bank account is established</u>)	2.5% of total payment (Where CC are accepted [community dependent]) and a CC is used). To cover the cost of processing a credit or charge card transaction, and pursuant to section 5-2-212, Colorado Revised Statutes, a seller or lessor may impose a processing surcharge in an amount not to exceed the merchant discount fee that the seller or lessor incurs in processing the sales or lease transaction. A seller or lessor shall not impose a processing surcharge on payments made by use of cash, a check, or a debit card or redemption of a gift card. This payment portal system processes Visa/Mastercard credit cards only. Those who want to use debit cards should set up ACH payments.	Per Payment	Required
Wi-Fi/Cable (if applicable at your property)	\$42-\$65	Per Month	Required
Utility - Electric	Based on Usage	Per Month	Required
Utility - Gas	Based on Usage	Per Month	Required
Utility - Water/Sewer	Based on Usage	Per Month	Required
Trash Removal	Based on Usage	Per Month	Required

Optional Add-Ons

Parking (Lot and Carport)	\$50 - \$350 Variable, based on availability at property	Per Month	Optional
Refundable Pet Deposit	\$300	One Time	Optional
Pet Rent (If property allows pets; does not apply to ESA)	\$35	Per Month	Optional
Storage (if applicable)	\$15.00 - \$100	Per Month	Optional

Situational Fees

Lease Change Fee (Transfer, Amend, Remove, Add)	\$500	Per Occurrence
Late Fee	\$50 or %5, whichever is greater	Per Occurrence
Legal/Eviction Fee	Varies	Per Occurrence
Lease Break Fee (if available)	2X monthly rent	One Time
Student Re-Leasing Fee (if available)	Equal to one month's base rent	One Time
Residential Buy-Out Fee (if available)	Two times your total monthly charges	One Time
Returned Payment Fee (NSF)	\$20.00	Per Occurrence
Parking Pass Replacement	\$25.00	Per Occurrence
Garage Door Opener Replacement	\$100.00	Per Occurrence
Month to Month Fee	\$150-\$250	Monthly
Double Occupancy Fee	\$200-\$500	Per Additional Occupant
Mail / Fob Key Replacement	\$75	Per Occurrence
Holdover Fee	\$500/day	Per Day
Laundry Card	\$25	Per Occurrence