

Charges & Fees Guide

We've put together a list of charges and fees you may encounter as a future or current resident. Please contact the Leasing Office if you have any questions.

Application

Application Fee	\$50 for individual applicants, \$50 for guarantor applicants, and \$75 for corporate applicants	Per applicant/once	Required
Security Deposit (Refundable)	\$400*	Per unit/once	Required

Add-Ons

Renters Liability Insurance (Resident may select provider of their choice)	Varies	Per resident/month	Required
Carport	\$50-\$70	Per carport/month	Optional

Pets

Pet Rent	\$30	Per pet/month	Optional
Additional Deposit (Refundable)	\$400	Per pet/once	Optional

Utilities

Electricity (Resident sets up directly with provider)	Varies by usage	Per unit/month	Required
Water/Sewer/Trash (Ratio Utility Billing System)	Varies by total community usage	Per unit/month	Required
Utility Billing Fee	\$3.55	Per unit/month	Required
Internet/Cable (Resident sets up directly with provider)	Varies	Per unit/month	Optional

Situational Fees

Early Lease Termination/Cancellation	Rent due for the remaining term of the lease or one months' rent	Per occurrence
Transfer Fee	Half month of rent	Per occurrence
Late Fee	\$75	Per occurrence
Carport Late Fee	\$10	Per occurrence
Returned Item Fee	\$40 plus any bank charges per item	Per occurrence
Utility Late Fee	\$5	Per occurrence
Smoke and/or Carbon Monoxide Detector/Alarm Tampering/Removal Fee	\$250	Per occurrence
Unauthorized Pet Fee	\$250	Per occurrence
Pet Waste Non-Compliance Fee	\$50	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
Credit Card Dispute Fee	\$50	Per occurrence

*Standard Security Deposit is subject to change based on screening results; total security deposit(s) will not exceed any legal maximum.

Additional fees may apply in specific situations as detailed in the application and/or lease agreement. Some charges/fees may not apply to homes subject to an affordable program.