

# 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                                                                    | \$65 - \$85 | 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                                      | \$2.95                          | 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                                                          | 2% of monthly rent                                               | 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.