

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
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Pets

Pet Rent	\$25	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 (Sub-metered)	Varies by individual usage	Per unit/month	Required
Trash	Varies by total community usage	Per unit/month	Required
Internet/Cable (Resident sets up directly with provider)	Varies	Per unit/month	Optional

Situational Fees

Early Lease Termination/Cancellation	1.5 times monthly rent	Per occurrence
Transfer Fee	Half month of rent	Per occurrence
Late Fee	\$75	Per occurrence
Returned Items Fee	\$35 plus any bank charges per item	Per occurrence
Non-Compliance Fee (for late payment of utilities)	\$10	Per occurrence
Parking Violations or Improper Use of a Vehicle Fee	\$50	Per occurrence
Unauthorized Pet Fee	\$250	Per occurrence
Smoking in a Non-Smoking Area Fee	\$250	Per occurrence
Failure to Clean Up Pet (including service/assistance/companion animal) Waste From the Premises (other than the dwelling unit) and/or Common Areas Fee	\$50	Per occurrence
Failure to Clean Up Garbage or Rubbish from Premises (other than dwelling unit) and/or Common Areas Fee	\$50	Per occurrence
Smoke and/or Carbon Monoxide Detector/Alarm Tampering Fee	\$250	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 (Third Party)	\$50	Per occurrence

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

** Insurance will not be mandated for tenants whose income is equal to or less than 50% of the median income or to tenants who are in publicly subsidized housing (does not include housing authority vouchers – Section 8).

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.