FEE GUIDE

VISTA VALLEY

CAPILANO PROPERTIES

To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident at Vista Valley (a Capilano Properties community). This way, you can easily see what your initial and monthly costs might be in addition to base rent.

Move-In Basics

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Application Fee	$45.00	Per Applicant	One-Time / Application	REQUIRED
Administrative Fee	$150.00	Per Unit	One-Time / Application	REQUIRED
Security Deposit (Refundable) – Standard Approval[1]	$500.00	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable) – Conditional Approval[1]	100.00% of Monthly Rent	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable) – Conditional Approval 1.5x[1]	150.00% of Monthly Rent	Per Unit	One-Time / Move-In	REQUIRED

Essentials

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Liability Waiver Fee	$12.00	Per Unit	Monthly	REQUIRED
Parking Fee	$25.00	Per Unit	Monthly	REQUIRED
CAM Fee	$20.00	Per Unit	Monthly	REQUIRED
New Account Fee	$10.00	Per Unit	One-Time / Move-In	REQUIRED
Utility – Billing Administrative Fee	$5.00	Per Unit	Monthly	REQUIRED
Electricity – Billed Directly by Local Provider	Billed Directly by Provider	Per Unit	Monthly	REQUIRED
Common Area Utilities	Varies by Community Usage	Per Unit	Monthly	REQUIRED
Utility – Gas / Water / Sewer / Trash[2]	Varies – Billed with Rent	Per Unit	Monthly	REQUIRED
Security Deposit Alternative Fee – Standard Approval[15]	$20.00	Per Unit	Monthly	REQUIRED
Security Deposit Alternative Fee – Conditional Approval[15]	$40.00	Per Unit	Monthly	REQUIRED
Security Deposit Alternative Fee – Conditional Approval 1.5x[15]	$60.00	Per Unit	Monthly	REQUIRED

Personalized Add-Ons

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Pet Rent[3]	$25.00 – $50.00	Per Unit	Monthly	OPTIONAL
Pet Fee (Non-Refundable)[3]	$300.00 – $400.00	Per Unit	One-Time / Move-In	OPTIONAL

Situational

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Late Fee for Rent Payment[4]	$50.00 Initial + $10.00/Day	Per Unit	Per Occurrence	SITUATIONAL
NSF Fee (Returned Check)	$25.00	Per Unit	Per Occurrence	SITUATIONAL
Lost Key Replacement Fee	$25.00	Per Unit	Per Occurrence	SITUATIONAL
Utility Service Fee (if service not established by move-in date)	$50.00	Per Unit	Monthly, if applicable	SITUATIONAL
Early Lease Termination / Cancellation	150.00% of Base Rent + Concession Payback	Per Unit	Per Occurrence	SITUATIONAL
Insufficient Notice Fee[6]	150.00% of Base Rent	Per Unit	Per Occurrence	SITUATIONAL
Roommate Release Fee	$100.00	Per Unit	One-Time / Per Occurrence	SITUATIONAL

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1. Residents choose either the one-time refundable deposit above (Move-In Basics) or the corresponding monthly Security Deposit Alternative Fee (Essentials) for their approval tier – not both.
2. Billed monthly with rent; total amount varies by community and usage.
3. $25.00/month for 1 pet, $50.00/month for 2 pets (rent); $300.00 for 1 pet, $400.00 for 2 pets (one-time, non-refundable fee).
4. $50.00 initial late fee, plus $10.00 per day until rent is paid in full.
5. This nonrefundable fee remains in effect for the duration of tenancy and is not solely for the initial lease term.
6. A 60-day notice to vacate is required. If a 60-day notice is not provided, resident will receive this fee due to providing insufficient notice.