

PROPERTY FEE GUIDE

MOVE-IN BASICS

| FEE | COST | FREQUENCY | REQUIRED |
|------------------|---|-----------------|----------|
| Security Deposit | \$500 – 1 month rent (based on screening) | per unit / once | required |
| First Month Rent | Prorated (based on move-in date) | per unit / once | required |

ESSENTIALS

| | | | |
|----------------------------------|-------------|------------------|----------|
| Utility – Electric (Third Party) | usage-based | per unit / month | required |
| Utility – Water/Sewer | usage-based | per unit / month | required |
| Utility – Internet/Cable | \$75 | per unit / month | required |

PERSONALIZED ADD-ONS

| | | | |
|---|---|-------------------------|----------|
| Renters Liability Insurance (Third Party) | varies | per leaseholder / month | required |
| Parking Space Rental | Uncovered – \$50 Covered – \$100 | per space / month | optional |
| Guest Parking | Daily – \$20 Weekend Pass – \$50 | per unit / month | optional |
| Storage | \$100 for 4x3x10 cage | per unit / month | optional |
| Amenity Space Reservations | varies | per hour | optional |
| Pet Rent | \$35–\$75 per pet 2 pet maximum. Restricted breeds include: German Shepherd, Pitbull Terrier, Cane Corso, Rottweiler, Staffordshire Terrier, Akita, Mastiff, Great Dane, Doberman Pinscher. All wild, exotic and farm animals are prohibited. | per pet / month | optional |

SITUATIONAL FEES

| | | |
|----------------------------------|--|----------------|
| Late Fee | 8% of monthly rent | per occurrence |
| Bounced Payment | \$100 | per occurrence |
| Intra-Community Transfer | 1 month rent | per occurrence |
| Lease Buyout / Early Termination | 2 months' rent + any upfront concessions | per occurrence |
| Concession Payback | varies | per occurrence |
| Damages | varies | per occurrence |
| Legal Fees | varies | per occurrence |
| Lockout Fee | \$100 | per occurrence |
| Vacant Utility Cost Recovery | \$50 | per occurrence |
| Post Move-Out Cleaning | varies | per occurrence |
| Bulk Item Discard | \$125 and \$50 per additional item | per occurrence |
| Short Term Lease | \$500 premium | per month |
| NSF Payment | \$100 | per occurrence |

Security Deposit amounts may vary based on screening and will stay within legal limits. Residents may need to secure insurance as outlined in the Lease. Certain fees may not apply to affordable housing units. Resident is accountable for damages beyond normal wear. Some charges could be subject to local taxes. This guide doesn't alter your lease terms. Additional costs may arise in specific cases, detailed in your application or lease request. All fees align with the terms of your agreement. Residents are responsible for setting up and managing utilities like electricity, water, gas, and internet, per lease specifications.



Have any questions or need clarification on your costs?

Our dedicated Leasing Team is ready to assist!

Drop by, call, or message us; we're eager to support you.



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OPPORTUNITY**