



Itemized Fee Details

To help you budget your *Better Living* experience accordingly, please review this list of potential fees you may encounter as a current or future resident.

FEE TYPE	COST	FREQUENCY	STATUS
Required Pre-Lease <i>Fixed</i>		<i>The below costs are required as part of every rental application.</i>	
Application Fee: Fee to process rental application and background check.	\$54	Per application	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$500	Per unit / one-time	Required
Required Home Essentials <i>Fixed</i>		<i>The below costs are required as part of every rental application.</i>	
Cable Television: Community-provided cable TV and/or internet services.	Part of Tech Fee Below	Per unit / month	Required
Pest Control: Regular pest prevention and treatment services.	\$3.00	Per unit / month	Required
Technology Package: Fee for use of in-unit technology package.	\$83	Per unit / month	Required
Trash Removal: Fee for trash collection, removal, and hauling services.	\$77	Per unit / month	Required
Utility Administrative Fee: Covers administrative costs associated with billing and managing water utility services.	\$4.50	Per unit / month	Required
Valet Trash Services: Fee for doorstep trash and recycle pickup service.	\$35	Per unit / month	Required
Required Home Essentials <i>Usage-Based</i>		<i>The below costs are required as part of every lease.</i>	
Common Area Utilities: Shared utility costs in community common areas.	Usage-based	Per unit or occupant / month	Required
Electric (Utility): Cost of electricity usage for your apartment.	Usage-based	Per unit / month	Required
Gas (Utility): Cost of gas usage for your apartment.	Usage-based	Per unit / month	Required
Stormwater / Drainage (Utility): Local stormwater management and drainage system fee.	Sub metered	Per unit / month	Required

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Water and Wastewater (Utility): Water usage and wastewater removal costs.	Sub metered	Per unit / month	Required
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Renter Liability - Third Party: Expense related to required liability coverage through a third-party provider.	Varies	Per unit / month	Required
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Add Ons / Supplemental	<i>The below costs are supplemental or needs based.</i>		
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Amenity / Clubhouse Rental Deposit (Refundable): Refundable deposit for potential damages during a clubhouse rental.	TBD	Per occurrence	Optional
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Amenity / Clubhouse Rental Fee: Fee for reserving the community clubhouse for events or gatherings.	TBD	Per hour / occurrence	Optional
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Single or Tandem Enclosed Garage (parking rent): Charge for access to enclosed garage space.	TBD	Per unit / month	Optional
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Carport (Parking Rent): Fee for covered parking in a designated carport space.	TBD	Per vehicle / month	Optional
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Reserved (Parking Rent): Fee for a designated parking spot on site.	TBD	Per vehicle / month	Optional
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Parking Permit Fee (Reliant Parking): Fee for parking permit registration with Reliant Parking.	\$25	Per vehicle / year	Optional
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Pet Deposit (Refundable): Deposit to cover any pet-related damage.	\$500 & \$250 under 1yr	Per pet / one-time	Optional
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Pet Rent: Monthly charge for keeping a pet in the home.	\$50 for dog/\$35cat	Per pet / month	Optional
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Pet Screening Fee: Fee paid to PetScreening for pet profile management (<i>Fee waived for assistance animals</i>).	\$30 per pet	Per pet / year	Optional
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Storage Rent: Fee for an on-site storage unit.	TBD	Per Storage / month	Optional
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Situational Fees	<i>The below costs are situationally based.</i>		
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Access Card Fee Replacement: Charge to replace lost or damaged key, fob, remote, or lost parking permit.	\$150	Per occurrence	Situational
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Concession Repayment: Tenant repayment of rent discounts if lease terms are not met.	Prorated	Per occurrence	Situational
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Early Lease Termination Fee: Fee for ending lease agreement before its scheduled end date.	2x rent	Per occurrence	Situational
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Improper Notice Fee: Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational
Transfer Unit Fee: Charge for transferring to another home within the same community.	N/A	Per occurrence	Situational
Late Fee: Penalty for rent or fee payments made after the due date.	\$80	Per occurrence	Situational
Lease Non-Compliance Fee: Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	Situational
Legal / Eviction Fee: Costs associated with an eviction proceeding.	Varies	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$25	Per occurrence	Situational
Parking Lost Permit Fee: Fee for parking permit replacement.	\$25	Per occurrence	Optional
Parking EV Charging: Fee for on-site electric vehicle charging access.	TBD	Per vehicle / charge	Situational
Reletting Fee: An expense associated with re-renting a unit after early lease termination.	\$ equal to days vacant	Per occurrence	Situational
Renter's Insurance Non-Compliance Fee: Fee for not maintaining required renter's liability insurance coverage.	\$50	Per occurrence / month	Situational
Security Deposit Additional (Refundable): Extra refundable deposit for added risk, damages, or lease conditions.	\$1000	Per unit / one-time	Situational
Smoking Violation Fee: For non-compliance with community smoking policy.	Up to \$500	Per occurrence	Situational
Trash Container Replacement: Charge for replacing a lost, stolen, or damaged trash bin.	\$80 Valet Living	Per occurrence	Situational
Vacant Cost Recovery (Utility): Utility costs incurred while the unit was occupied by resident.	Usage-based	Per occurrence	Situational
Non-transferred Utility Fee (Utility): Admin fee for utility costs not moved to resident's name.	\$50	Per occurrence	Situational

Date of Issuance: 7/22/2026

*Fees subject to change.

Fairfield Classification: Internal

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