



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>	
Administrative Fee: Administrative processing fee to cover lease preparation.	\$0	Per unit / one-time	Required
Application Fee: Fee to process rental application and background check.	\$0	Per application / one-time	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>	
Access Card Fee: Electronic or physical key for secure entry to the community and/or home.	\$75	Per device / one-time	Required
Key & Lock Replacement: Charge for key replacement or rekeying residential lock.	\$38	Per unit / one-time	Required
Required Home Essentials <i>Usage-Based</i>		<i>The below costs are required as part of every lease.</i>	
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.	Usage-based	Per unit / month	Required
Water and Wastewater (Utility): Water usage and wastewater removal costs.	Usage-based	Per unit / month	Required
Add Ons / Supplemental		<i>The below costs are supplemental or needs based.</i>	
Amenity / Clubhouse Rental Fee: Fee for reserving the community clubhouse for events or gatherings.	\$250 per 5 hours	Per hour / occurrence	Optional
Single Enclosed Garage (parking rent): Charge for access to enclosed garage space.	\$225	Per unit / month	Optional

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Parking Permit Fee (Reliant Parking): Fee for parking permit registration with Reliant Parking.	\$25	Per vehicle / year	Optional
Pet Deposit (Refundable): Deposit to cover any pet-related damage.	\$0	Per pet / one-time	Optional
Pet Dog DNA Program Fee (Non-refundable): Registration fee for dog DNA application process.	\$60	Pet dog / one-time	Optional
Pet Fee (Non-refundable): Fee for allowing pets in the home.	\$0	Per pet / one-time	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	\$45 / Cat \$65 / Dog	Per pet / month	Optional
Pet Rent Additional: Additional monthly charge for Puppies / Kittens under 1 year old.	\$20	Per pet / month	Optional
Pet Screening Fee: Fee paid to PetScreening for pet profile management (<i>Fee waived for assistance animals</i>).	\$30	Per pet / year	Optional
Satellite Dish Deposit (Refundable): Refundable deposit for installation of satellite dish, if allowed.	\$0	Per unit / one-time	Optional
Storage Rent: Fee for an on-site storage unit.	\$100 / \$150 / \$175	Per Storage / month	Optional
Situational Fees	<i>The below costs are situationally based.</i>		
Access Card Fee Replacement: Charge to replace lost or damaged key, fob, remote, or lost parking permit.	\$150	Per occurrence	Situational
Concession Repayment: Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	Situational
Early Lease Termination Fee: Fee for ending lease agreement before its scheduled end date.	200%	Per occurrence	Situational
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.	One month's rent	Per occurrence	Situational
Late Fee: Penalty for rent or fee payments made after the due date.	\$250	Per occurrence	Situational
Lease Non-Compliance Fee: Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	Situational

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Legal / Eviction Fee: Costs associated with an eviction proceeding.	Varies	Per occurrence	Situational
Month to Month Fee: Monthly fee incurred after lease expiration until lease agreement is renewed. <i>(Applies to properties in MA only)</i>	\$1,000	Per unit / per month	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$150	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.	Varies	Per vehicle / charge	Situational
Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy.	\$125	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.	Up to one month's rent	Per unit / one-time	Situational
Smoking Violation Fee: For non-compliance with community smoking policy.	\$500	Per occurrence	Situational
Trash Violation Fee: Charge for non-compliance of community trash policy.	\$50 - \$75	Per occurrence	Situational
Non-transferred Utility Fee and Cost Recovery (Utility): Admin fee and utility costs incurred while the unit was occupied by resident.	Usage-based / Admin fee of \$35	Per occurrence	Situational

Date of Issuance: 09/02/2025

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