



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.	\$15	Per application / one-time	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$350	Per unit / one-time	Required
Add Ons / Supplemental		<i>The below costs are supplemental or needs based.</i>	
Pet Rent: Monthly charge for keeping a pet in the home.	\$23	Per pet / 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.	\$5-50	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.	1.5x Rent	Per occurrence	Situational
Improper Notice Fee: Charge for not providing proper advance notice before move-out.	Per day Rent up to 20 days	Per occurrence	Situational
Late Fee: Penalty for rent or fee payments made after the due date.	2% of total monthly rent	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
Lock Replacement: Charge for lock replacement or rekeying residential lock.	\$35	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$25	Per occurrence	Situational

*Fees subject to change.

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Security Deposit Additional (Refundable): Extra refundable deposit for added risk, damages, or lease conditions.

\$250

Per unit / one-time

Situational

Smoking Violation Fee: For non-compliance with community smoking policy.

Up to \$500

Per occurrence

Situational

Date of Issuance: 09/10/2025

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