# 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** *Fixed* | *The below costs are required as part of every rental application.* | | |
| **Application Fee:** Fee to process rental application and background check. | $54 | Per application / one-time | **Required** |
| **Security Deposit (Refundable):** Refundable deposit covering potential damages and unpaid rent per lease terms. | $650+ | Per unit / one-time | **Required** |
| **Required Home Essentials** *Fixed* | *The below costs are required as part of every rental application.* | | |
| **Technology Package:** **Bldgs 1-3 only** - Fee for use of in-unit technology package. | $57 | Per unit / month | **Required** |
| **Trash Removal:** **Bldgs 1-3 only** Fee for trash collection, removal, and hauling services. | $32 | Per unit / month | **Required** |
| **Utility Administrative Fee:** **Bldgs 1-3 only** Covers administrative costs associated with billing and managing water utility services. | $4.50 | Per unit / month | **Required** |
| **Required Home Essentials** *Usage-Based* | *The below costs are required as part of every lease.* | | |
| **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** |
| **Renter Liability - Third Party:** Expense related to required liability coverage through a third-party provider. | Varies | Per unit / month | **Required** |
| **Add Ons / Supplemental** | *The below costs are supplemental or needs based.* | | |
| **Amenity / Clubhouse Rental Deposit (Refundable):** Refundable deposit for potential damages during a clubhouse rental. | $250 | Per occurrence | Optional |

*Fees subject to change.

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| **Amenity / Clubhouse Rental Fee:** Fee for reserving the community clubhouse for events or gatherings. | $100 | Per hour / occurrence | Optional |
| **Additional Space (Parking Rent):** Charge for additional parking space on site. | $ 40+ | Per vehicle / month | Optional |
| **Pet Deposit (Refundable):** Deposit to cover any pet-related damage. | $250 (>1 yr old) | Per pet / one-time | Optional |
| **Pet Rent:** **Bldgs 1-3 only** Monthly charge for keeping a pet in the home. | $50 (Cat)<br>$75 (Dog) | Per pet / month | Optional |
| **Pet Screening Fee:** Fee paid to PetScreening for pet profile management ***(Fee waived for assistance animals)***. | $30 | Per pet / year | Optional |
| **Situational Fees** | | *The below costs are situationally based.* | |
| **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. | Varies | Per occurrence | Situational |
| **Improper Notice Fee:** Charge for not providing proper advance notice before move-out. | Varies | 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 |
| **Lock Replacement:** Charge for lock replacement or rekeying residential lock. | $50 | 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. | $50 | Per occurrence | Optional |
| **Parking Violation Fee:** Fee for non-compliance with lease terms or community policies related to parking. | $50 | Per occurrence | Situational |
| **Pet / Animal Violation Fee:** Fee issued for unauthorized pets or violations of pet policy. | Varies | Per occurrence | Situational |

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|---|---|---|---|
| **Reletting Fee:** An expense associated with re-renting a unit after early lease termination. | Varies | 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. | Varies | Per unit / one-time | Situational |
| **Smoking Violation Fee:** For non-compliance with community smoking policy. | Up to $500 | Per occurrence | Situational |
| **Trash Violation Fee:** Charge for non-compliance of community trash policy. | $50 | 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: 11/10/2026**