



# 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          |
|---|-------------|--|-----------------|
| <b>Required Pre-Lease</b> <i>Fixed</i>  |             | <i>The below costs are required as part of every rental application.</i> |                 |
| <b>Application Fee:</b> Fee to process rental application and background check.   | \$15.00     | Per application / one-time   | <b>Required</b> |
| <b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.        | \$350.00    | Per unit / one-time  | <b>Required</b> |
| <b>Required Home Essentials</b> <i>Usage-Based</i>  |             | <i>The below costs are required as part of every lease.</i>              |                 |
| <b>Electric (Utility):</b> Cost of electricity usage for your apartment.  | Usage-based | Per unit / month   | <b>Required</b> |
| <b>Add Ons / Supplemental</b>   |             | <i>The below costs are supplemental or needs based.</i>                  |                 |
| <b>Pet Deposit (Refundable):</b> Deposit to cover any pet-related damage.   | \$250.00    | Per pet / one-time   | Optional        |
| <b>Pet Rent:</b> Monthly charge for keeping a pet in the home.  | \$25.00     | Per pet / month  | Optional        |
| <b>Pet Screening Fee:</b> Fee paid to PetScreening for pet profile management ( <i>Fee waived for assistance animals</i> ). | \$30        | Per pet / year   | Optional        |
| <b>Situational Fees</b>   |             | <i>The below costs are situationally based.</i>                          |                 |
| <b>Access Card Fee Replacement:</b> Charge to replace lost or damaged key, fob, remote, or lost parking permit.             | \$50.00     | Per occurrence   | Situational     |
| <b>Concession Repayment:</b> Tenant repayment of rent discounts if lease terms are not met.                                 | Varies      | Per occurrence   | Situational     |
| <b>Early Lease Termination Fee:</b> Fee for ending lease agreement before its scheduled end date.                           | Varies      | Per occurrence   | Situational     |
| <b>Improper Notice Fee:</b> Charge for not providing proper advance notice before move-out.                                 | Varies      | Per occurrence   | Situational     |
| <b>Late Fee:</b> Penalty for rent or fee payments made after the due date.  | \$50.00     | Per occurrence   | Situational     |
| <b>Lease Non-Compliance Fee:</b> Fee for non-compliance with lease terms or community policies.                             | Varies      | Per occurrence   | Situational     |

\*Fees subject to change.

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|   |                 |                     |             |
|---|-----------------|---------------------|-------------|
| <b>Legal / Eviction Fee:</b> Costs associated with an eviction proceeding.  | Varies          | Per occurrence      | Situational |
| <b>Lock Replacement:</b> Charge for lock replacement or rekeying residential lock.                                      | \$35.00 - \$125 | Per occurrence      | Situational |
| <b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.                            | \$25.00         | Per occurrence      | Situational |
| <b>Reletting Fee:</b> An expense associated with re-renting a unit after early lease termination.                       | Varies          | Per occurrence      | Situational |
| <b>Security Deposit Additional (Refundable):</b> Extra refundable deposit for added risk, damages, or lease conditions. | \$250.00        | Per unit / one-time | Situational |
| <b>Smoking Violation Fee:</b> For non-compliance with community smoking policy.   | Up to \$500     | Per occurrence      | Situational |
| <b>Vacant Cost Recovery (Utility):</b> Utility costs incurred while the unit was occupied by resident.                  | Usage-based     | Per occurrence      | Situational |
| <b>Non-transferred Utility Fee (Utility):</b> Admin fee for utility costs not moved to resident's name.                 | \$50            | Per occurrence      | Situational |

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