



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.	\$35	Per application / one-time	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$700 - \$1250	Per unit / one-time	Required
Required Home Essentials <i>Fixed</i>		<i>The below costs are required as part of every rental application.</i>	
Trash Removal: Fee for trash collection, removal, and hauling services.	\$24.00	Per unit / month	Required
Utility Administrative Fee: Covers administrative costs associated with billing and managing water utility services.	\$3.20	Per unit / month	Required
Utility Administration - New Account Fee: One-time charge to activate new utility services.	\$10	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
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>	
Pet Fee (Non-refundable): Fee for allowing pets in the home.	\$500	Per pet / one-time	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	\$35	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

*Fees subject to change.

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Situational Fees		<i>The below costs are situationally based.</i>		
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.	2x Rent	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.	10% of rent or remaining balance	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.	\$25 per lock	Per occurrence	Situational	
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$50	Per occurrence	Situational	
Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy.	\$100, \$10/day	Per occurrence	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.	\$25 per bag	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 / \$50 admin fee	Per occurrence	Situational	

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