



# 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>Administrative Fee:</b> Administrative processing fee to cover lease preparation.  | \$350.00 | Per unit / one-time  | <b>Required</b> |
| <b>Application Fee:</b> Fee to process rental application and background check.   | \$125.00 | Per application / one-time   | <b>Required</b> |
| <b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.        | \$500.00 | Per unit / one-time  | <b>Required</b> |
| <b>Required Home Essentials</b> <i>Fixed</i>  |          | <i>The below costs are required as part of every rental application.</i> |                 |
| <b>Amenities Fee:</b> Fee for access to shared resident amenities and facilities.   | \$100.00 | Per unit / one-time  | <b>Required</b> |
| <b>Pest Control:</b> Regular pest prevention and treatment services.  | \$3.00   | Per unit / month   | <b>Required</b> |
| <b>Trash Removal:</b> Fee for trash collection, removal, and hauling services.  | \$20.00  | Per unit / month   | <b>Required</b> |
| <b>Utility Administrative Fee:</b> Covers administrative costs associated with billing and managing water utility services. | \$4.50   | Per unit / month   | <b>Required</b> |
| <b>Add Ons / Supplemental</b>   |          | <i>The below costs are supplemental or needs based.</i>                  |                 |
| <b>Amenity / Clubhouse Rental Deposit (Refundable):</b> Refundable deposit for potential damages during a clubhouse rental. | \$250    | Per occurrence   | <b>Optional</b> |
| <b>Amenity / Clubhouse Rental Fee:</b> Fee for reserving the community clubhouse for events or gatherings.                  | \$100    | Per hour / occurrence  | <b>Optional</b> |
| <b>Bike Storage:</b> Monthly fee for bicycle storage.   | \$5.00   | Per unit / month   | <b>Optional</b> |
| <b>Additional Space (Parking Rent):</b> Charge for additional parking space on site.  | \$150    | Per vehicle / month  | <b>Optional</b> |
| <b>Parking Permit Fee (Reliant Parking):</b> Fee for parking permit registration with Reliant Parking.                      | \$25     | Per vehicle / year   | <b>Optional</b> |

\*Fees subject to change.

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|   |         |   |             |
|---|---------|---|-------------|
| <b>Pet Fee (Non-refundable):</b> Fee for allowing pets in the home.   | \$500   | Per pet / one-time                              | Optional    |
| <b>Pet Rent:</b> Monthly charge for keeping a pet in the home.  | \$35    | Per pet / month                                 | Optional    |
| <b>Pet Rent Additional:</b> Additional monthly charge for Puppies / Kittens under 1 year old.                               | \$35    | 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>Storage Rent:</b> Fee for an on-site storage unit.   | \$50-90 | Per Storage / month                             | 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.             | \$150   | 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>Transfer Unit Fee:</b> Charge for transferring to another home within the same community.                                | \$500   | Per occurrence                                  | Situational |
| <b>Late Fee:</b> Penalty for rent or fee payments made after the due date.  | 10%     | Per occurrence                                  | Situational |
| <b>Lease Non-Compliance Fee:</b> Fee for non-compliance with lease terms or community policies.                             | Varies  | Per occurrence                                  | Situational |
| <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.  | \$50    | Per occurrence                                  | Situational |
| <b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.                                | \$85    | Per occurrence                                  | Situational |
| <b>Parking Lost Permit Fee:</b> Fee for parking permit replacement.   | \$25    | Per occurrence                                  | Optional    |

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|   |                              |                        |             |
|---|------------------------------|------------------------|-------------|
| <b>Parking EV Charging:</b> Fee for on-site electric vehicle charging access.   | Varies                       | Per vehicle / charge   | Situational |
| <b>Pet / Animal Violation Fee:</b> Fee issued for unauthorized pets or violations of pet policy.  | Varies                       | Per occurrence         | Situational |
| <b>Renter's Insurance Non-Compliance Fee:</b> Fee for not maintaining required renter's liability insurance coverage.                         | \$50                         | Per occurrence / month | Situational |
| <b>Security Deposit Additional (Refundable):</b> Extra refundable deposit for added risk, damages, or lease conditions.                       | One Month's Rent             | Per unit / one-time    | Situational |
| <b>Smoking Violation Fee:</b> For non-compliance with community smoking policy.   | Up to \$500                  | Per occurrence         | Situational |
| <b>Trash Violation Fee:</b> Charge for non-compliance of community trash policy.  | \$100                        | Per occurrence         | Situational |
| <b>Non-transferred Utility Fee and Cost Recovery (Utility):</b> Admin fee and utility costs incurred while the unit was occupied by resident. | Usage-based / \$35 admin fee | Per occurrence         | Situational |

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