



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>	
Administrative Fee: Administrative processing fee to cover lease preparation.	\$199	Per unit / one-time	Required
Application Fee: Fee to process rental application and background check.	\$50	Per application / one-time	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$250	Per unit / one-time	Required
Required Home Essentials <i>Fixed</i>		<i>The below costs are required as part of every rental application.</i>	
Pest Control: Regular pest prevention and treatment services.	\$7.00	Per unit / month	Required
Trash Removal: Fee for trash collection, removal, and hauling services.	\$15.00	Per unit / month	Required
Utility Administrative Fee: Covers administrative costs associated with billing and managing water utility services.	\$4.50	Per unit / month	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
Gas (Utility): Cost of gas usage for your apartment.	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

*Fees subject to change.

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Add Ons / Supplemental

The below costs are supplemental or needs based.

Pet Fee (Non-refundable): Fee for allowing pets in the home. \$400 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 (*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. 2x monthly rent Per occurrence Situational

Improper Notice Fee: Charge for not providing proper advance notice before move-out. Varies Per occurrence Situational

Transfer Unit Fee: Charge for transferring to another home within the same community. \$500 Per occurrence Situational

Late Fee: Penalty for rent or fee payments made after the due date. \$100 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 occurrence Situational

Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds. \$30 Per occurrence Situational

Reletting Fee: An expense associated with re-renting a unit after early lease termination. One-month of rent 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. \$250 Per unit / one-time Situational

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Smoking Violation Fee: For non-compliance with community smoking policy.	Up to \$500	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 / \$75 admin	Per occurrence	Situational

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