



# 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 <i>Fixed</i></b>		<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.	\$7.00	Per application / one-time	<b>Required</b>
<b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.	\$350	Per unit / one-time	<b>Required</b>
<b>Add Ons / Supplemental</b>		<i>The below costs are supplemental or needs based.</i>	
<b>Pet Screening Fee:</b> Fee paid to PetScreening for pet profile management ( <i>Fee waived for assistance animals</i> ).	\$30.00	Per pet / year	<b>N/A</b>
<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	<b>REQUIRED</b>
<b>Concession Repayment:</b> Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	<b>REQUIRED</b>
<b>Early Lease Termination Fee:</b> Fee for ending lease agreement before its scheduled end date.	2 Month's rent	Per occurrence	<b>REQUIRED</b>
<b>Improper Notice Fee:</b> Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	<b>N/A</b>
<b>Late Fee:</b> Penalty for rent or fee payments made after the due date.	5%	Per occurrence	<b>N/A</b>
<b>Lease Non-Compliance Fee:</b> Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	<b>N/A</b>
<b>Legal / Eviction Fee:</b> Costs associated with an eviction proceeding.	Varies	Per occurrence	
<b>Lock Replacement:</b> Charge for lock replacement or rekeying residential lock.	\$50 or what was charged	Per occurrence	<b>Situational</b>
<b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.	\$35.00	Per occurrence	<b>REQUIRED</b>

\*Fees subject to change.

# Itemized Fee Details



<b>Security Deposit Additional (Refundable):</b> Extra refundable deposit for added risk, damages, or lease conditions.	One Month's Rent	Per unit / one-time	Required
<b>Smoking Violation Fee:</b> For non-compliance with community smoking policy.	\$500	Per occurrence	Situational
<b>Trash Violation Fee:</b> Charge for non-compliance of community trash policy.	\$50-75	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	Per occurrence	Required

Date of Issuance: 09/10/2025