



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. | \$40 | Per application / one-time | Required |
| Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms. | \$400 - \$500 | 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 |
| Renter Liability - Third Party: Expense related to required liability coverage through a third-party provider. | Varies | Per unit / month | Required |
| Add Ons / Supplemental | | <i>The below costs are supplemental or needs based.</i> | |
| Single or Tandem Enclosed Garage (parking rent): Charge for access to enclosed garage space. | \$95 | Per unit / month | Optional |
| Pet Deposit (Refundable): Deposit to cover any pet-related damage. | \$250 | Per pet / one-time | Optional |
| Pet Fee (Non-refundable): Fee for allowing pets in the home. | \$300 | Per pet / one-time | Optional |
| Pet Rent: Monthly charge for keeping a pet in the home. | \$25 | 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 |
| Satellite Dish Deposit (Refundable): Refundable deposit for installation of satellite dish, if allowed. | \$250 | Per unit / one-time | Optional |
| Situational Fees | | <i>The below costs are situationally based.</i> | |
| Access Card Fee Replacement: Charge to replace lost or damaged key, fob, remote, or lost parking permit. | \$40 | Per occurrence | Situational |

*Fees subject to change.

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|-------------------------------------------------------------------------------------------------------------------------|----------------|------------------------|-------------|
| 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. | 1 Month's 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. | \$150 | Per occurrence | Situational |
| Late Fee: Penalty for rent or fee payments made after the due date. | 10% | 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. | \$50 | Per occurrence | Situational |
| Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds. | \$50 | Per occurrence | Situational |
| Parking Violation Fee: Fee for non-compliance with lease terms or community policies related to parking. | \$25 | Per occurrence | Situational |
| Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy. | \$100 | Per occurrence | Situational |
| Reletting Fee: An expense associated with re-renting a unit after early lease termination. | 85% | 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. | \$500 | Per unit / one-time | 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. | \$50 | Per occurrence | Situational |
| Vacant Cost Recovery (Utility): Utility costs incurred while the unit was occupied by resident. | Usage-based | Per occurrence | Situational |

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Non-transferred Utility Fee (Utility): Admin fee for utility costs not moved to resident's name.

\$50

Per occurrence

Situational

Date of Issuance: 1/7/2026

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