



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.	\$45	Per application / one-time	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$200 - \$300	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
Add Ons / Supplemental		<i>The below costs are supplemental or needs based.</i>	
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 Rent Additional: Additional monthly charge for Puppies / Kittens under 1 year old.	\$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>	
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.	Varies	Per occurrence	Situational

*Fees subject to change.

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Transfer Unit Fee: Charge for transferring to another home within the same community.	\$250	Per occurrence	Situational
Late Fee: Penalty for rent or fee payments made after the due date.	10%	Per occurrence	Situational
Legal / Eviction Fee: Costs associated with an eviction proceeding.	\$245	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.	\$75	Per occurrence	Situational
Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy.	\$100 initial \$10 daily	Per occurrence	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
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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