



# 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.

## FOUNTAINS AT TIDWELL

FEE TYPE	COST	FREQUENCY	STATUS
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**Required Pre-Lease *Fixed*** *The below costs are required as part of every rental application.*

<b>Application Fee:</b> Fee to process rental application and background check.	\$40.00	Per application / one-time	<b>Required</b>
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<b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.	\$300 - \$500	Per unit / one-time	<b>Required</b>
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**Required Home Essentials *Usage-Based*** *The below costs are required as part of every lease.*

<b>Electric (Utility):</b> Cost of electricity usage for your apartment.	Usage-based	Per unit / month	<b>Required</b>
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<b>Gas (Utility):</b> Cost of gas usage for your apartment.	Usage-based	Per unit / month	<b>Required</b>
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<b>Renter Liability - Third Party:</b> Expense related to required liability coverage through a third-party provider.	Varies	Per unit / month	<b>Required</b>
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**Add Ons / Supplemental** *The below costs are supplemental or needs based.*

<b>Single or Tandem Enclosed Garage (parking rent):</b> Charge for access to enclosed garage space.	\$85.00	Per unit / month	Optional
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<b>Pet Deposit (Refundable):</b> Deposit to cover any pet-related damage.	\$250.00	Per pet / one-time	Optional
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<b>Pet Fee (Non-refundable):</b> Fee for allowing pets in the home.	\$300.00	Per pet / one-time	Optional
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<b>Pet Rent:</b> Monthly charge for keeping a pet in the home.	\$25.00	Per pet / month	Optional
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<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	Optional
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<b>Satellite Dish Deposit (Refundable):</b> Refundable deposit for installation of satellite dish, if allowed.	\$250.00	Per unit / one-time	Optional
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\*Fees subject to change.

# Itemized Fee Details

Situational Fees		<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.	\$40.00	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.	1 Month's Rent	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.	\$150	Per occurrence	Situational	
<b>Late Fee:</b> Penalty for rent or fee payments made after the due date.	10% of Rent	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.	\$50.00	Per occurrence	Situational	
<b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.	\$50.00	Per occurrence	Situational	
<b>Pet / Animal Violation Fee:</b> Fee issued for unauthorized pets or violations of pet policy.	\$100 fee + \$10/day	Per occurrence	Situational	
<b>Reletting Fee:</b> An expense associated with re-renting a unit after early lease termination.	85% of Rent	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.	\$500	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.	\$100.00	Per occurrence	Situational	

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# Itemized Fee Details



**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

**Date of Issuance: 1/7/2026**

# Itemized Fee Details



THE ENCLAVE			
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>Application Fee:</b> Fee to process rental application and background check.	\$40	Per application / one-time	<b>Required</b>
<b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.	\$600	Per unit / one-time	<b>Required</b>
<b>Required Home Essentials</b> <i>Usage-Based</i>		<i>The below costs are required as part of every lease.</i>	
<b>Electric (Utility):</b> Cost of electricity usage for your apartment. Usage-based	Usage-based	Per unit / month	<b>Required</b>
<b>Add Ons / Supplemental</b>		<i>The below costs are supplemental or needs based.</i>	
<b>Pet Deposit (Refundable):</b> Deposit to cover any pet-related damage.	\$250.00	Per pet / one-time	Optional
<b>Pet Fee (Non-refundable):</b> Fee for allowing pets in the home.	\$300.00	Per pet / one-time	Optional
<b>Pet Rent:</b> Monthly charge for keeping a pet in the home.	\$25.00	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>Satellite Dish Deposit (Refundable):</b> Refundable deposit for installation of satellite dish, if allowed.	\$250.00	Per unit / one-time	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.	\$40.00	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.	1 Month's Rent	Per occurrence	Situational
<b>Improper Notice Fee:</b> Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational

\*Fees subject to change.

# Itemized Fee Details



<b>Transfer Unit Fee:</b> Charge for transferring to another home within the same community.	\$150	Per occurrence	Situational
<b>Late Fee:</b> Penalty for rent or fee payments made after the due date.	10% of Rent	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.	\$50.00	Per occurrence	Situational
<b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.	\$50.00	Per occurrence	Situational
<b>Pet / Animal Violation Fee:</b> Fee issued for unauthorized pets or violations of pet policy.	\$100 fee + \$10/day	Per occurrence	Situational
<b>Reletting Fee:</b> An expense associated with re-renting a unit after early lease termination.	85% of Rent	Per occurrence	Situational
<b>Security Deposit Additional (Refundable):</b> Extra refundable deposit for added risk, damages, or lease conditions.	\$500	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.	\$100.00	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 / \$50 admin fee	Per occurrence	Situational

Date of Issuance: 12/1/2025