



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.	\$125	Per unit / one-time	Required
Application Fee: Fee to process rental application and background check.	\$81	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>Fixed</i>		<i>The below costs are required as part of every rental application.</i>	
Access Card Fee: Electronic or physical key for secure entry to the community and/or home.	\$100	Per device / one-time	Required
Amenities Fee: Fee for access to shared resident amenities and facilities.	\$37	Per unit / month	Required
Pest Control: Regular pest prevention and treatment services.	\$1.50	Per unit / month	Required
Trash Removal: Fee for trash collection, removal, and hauling services.	\$18	Per unit / month	Required
Valet Trash Services: Fee for doorstep trash and recycle pickup service.	\$25	Per unit / month	Required
Required Home Essentials <i>Usage-Based</i>		<i>The below costs are required as part of every lease.</i>	
Common Area Utilities: Shared utility costs in community common areas.	Usage-based	Per unit or occupant / month	Required
Trash Removal: Cost of trash collection, removal, and hauling services.	Usage-based	Per unit / month	Required
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

*Fees subject to change.

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Stormwater / Drainage (Utility): Local stormwater management and drainage system fee.	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
Add Ons / Supplemental		<i>The below costs are supplemental or needs based.</i>	
Amenity / Clubhouse Rental Deposit (Refundable): Refundable deposit for potential damages during a clubhouse rental.	\$300	Per occurrence	Optional
Amenity / Clubhouse Rental Fee: Fee for reserving the community clubhouse for events or gatherings.	\$300	Per hour / occurrence	Optional
Reserved (Parking Rent): Fee for a designated parking spot on site.	\$75	Per vehicle / 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.	\$250	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
Storage Rent: Fee for an on-site storage unit.	\$55 - \$100	Per Storage / month	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.	\$150	Per occurrence	Situational
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.	200%	Per occurrence	Situational
Improper Notice Fee: Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational

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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
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.	\$800	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$100	Per occurrence	Situational
Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy.	\$100 initial \$10 daily	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.	\$200-300	Per unit / one-time	Situational
Smoking Violation Fee: For non-compliance with community smoking policy.	Up to \$500	Per occurrence	Situational
Trash Container Replacement: Charge for replacing a lost, stolen, or damaged trash bin.	\$75	Per occurrence	Situational
Trash Violation Fee: Charge for non-compliance of community trash policy.	\$25 initial \$75 after	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

Date of Issuance: 12/1/2025