



# 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.	\$10 / \$50	Per application / one-time	<b>Required</b>
<b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.	\$250	Per unit / one-time	<b>Required</b>
<b>Security Deposit Alternative:</b> Alternative to a standard security deposit typically issued through a surety bond	\$ 175	Per unit / one-time	<b>Required</b>
<b>Required Home Essentials <i>Fixed</i></b>		<i>The below costs are required as part of every rental application.</i>	
<b>Utility Administrative Fee:</b> Covers administrative costs associated with billing and managing water utility services.	\$1.21	Per unit / month	<b>Required</b>
<b>Utility Administration - New Account Fee:</b> One-time charge to activate new utility services.	\$10	Per unit / one -time	<b>Required</b>
<b>Required Home Essentials <i>Usage-Based</i></b>		<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	Per unit / month	<b>Required</b>
<b>Water and Wastewater (Utility):</b> Water usage and wastewater removal costs.	Usage-based	Per unit / month	<b>Required</b>
<b>Renter Liability - Third Party:</b> Expense related to required liability coverage through a third-party provider.	Varies	Per unit / month	<b>Required</b>
<b>Add Ons / Supplemental</b>		<i>The below costs are supplemental or needs based.</i>	
<b>Pet Fee (Non-refundable):</b> Fee for allowing pets in the home.	\$300.00	Per pet / one-time	<b>Optional</b>
<b>Pet Rent:</b> Monthly charge for keeping a pet in the home.	\$25.00	Per pet / month	<b>Optional</b>
<b>Pet Rent Additional:</b> Additional monthly charge for Puppies / Kittens under 1 year old.	\$25.00	Per pet / month	<b>Optional</b>

\*Fees subject to change.

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**Pet Screening Fee:** Fee paid to PetScreening for pet profile management (*Fee waived for assistance animals*). \$30.00 Per pet / year Optional

## Situational Fees

*The below costs are situationally based.*

**Access Card Fee Replacement:** Charge to replace lost or damaged key, fob, remote, or lost parking permit. \$20.00 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. Varies 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. \$500.00 Per occurrence Situational

**Late Fee:** Penalty for rent or fee payments made after the due date. 10% of rent 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. \$50.00 Per occurrence Situational

**Non-Sufficient Funds (NSF):** Charge for returned payments due to non-sufficient funds. \$30.00 Per occurrence Situational

**Parking Violation Fee:** Fee for non-compliance with lease terms or community policies related to parking. \$100.00 Per occurrence Situational

**Parking EV Charging:** Fee for on-site electric vehicle charging access. Varies Per vehicle / charge Situational

**Pet / Animal Violation Fee:** Fee issued for unauthorized pets or violations of pet policy. \$100.00 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. \$250 Per unit / one-time Situational

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<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.	\$50	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	Per occurrence	Situational

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