



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.	\$850 - \$1,350	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>	
Amenity / Clubhouse Rental Deposit (Refundable): Refundable deposit for potential damages during a clubhouse rental.	\$250	Per occurrence	Optional
Amenity / Clubhouse Rental Fee: Fee for reserving the community clubhouse for events or gatherings.	\$100 (PER 3hrs)	Per hour / occurrence	Optional
Additional Space (Parking Rent): Charge for additional parking space on site.	\$25	Per vehicle / month	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
Improper Notice Fee: Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational
Late Fee: Penalty for rent or fee payments made after the due date.	\$80	Per occurrence	Situational
Legal / Eviction Fee: Costs associated with an eviction proceeding.	Varies	Per occurrence	Situational

*Fees subject to change.

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Lock Replacement: Charge for lock replacement or rekeying residential lock.	\$35	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$25 - \$35	Per occurrence	Situational
Reletting Fee: An expense associated with re-renting a unit after early lease termination.	Varies	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
Vacant Cost Recovery (Utility): Utility costs incurred while the unit was occupied by resident.	Usage-based	Per occurrence	Situational
Non-transferred Utility Fee (Utility): Admin fee for utility costs not moved to resident's name.	\$50	Per occurrence	Situational

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