



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.	\$275	Per unit / one-time	Required
Application Fee: Fee to process rental application and background check.	\$60	Per application / one-time	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$250 - \$750	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
Pest Control: Regular pest prevention and treatment services.	\$2	Per unit / month	Required
Utility Administrative Fee: Covers administrative costs associated with billing and managing water utility services.	\$3.70	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
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

*Fees subject to change.

Itemized Fee Details



Renter Liability - Third Party: Expense related to required liability coverage through a third-party provider. Varies Per unit / month **Required**

Add Ons / Supplemental

The below costs are supplemental or needs based.

Amenity / Clubhouse Rental Fee: Fee for reserving the community clubhouse for events or gatherings. \$50 Per hour / occurrence Optional

Additional Space (Parking Rent): Charge for additional parking space on site. \$75 - \$110 Per vehicle / month Optional

Pet Deposit (Refundable): Deposit to cover any pet-related damage. \$300 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. \$40 Per pet / month Optional

Pet Rent Additional: Additional monthly charge for Puppies / Kittens under 1 year old. \$40 Per pet / month Optional

Pet Screening Fee: Fee paid to PetScreening for pet profile management (*Fee waived for assistance animals*). \$30 Per pet / year Optional

Storage Rent: Fee for an on-site storage unit. \$40 - \$65 Per Storage / month 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. \$100 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. 2x base rent 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. \$750 Per occurrence Situational

Late Fee: Penalty for rent or fee payments made after the due date. \$50 then \$15 per day Per occurrence Situational

Itemized Fee Details



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.	\$100	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$50	Per occurrence	Situational
Parking Lost Permit Fee: Fee for parking permit replacement.	\$100	Per occurrence	Optional
Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy.	\$300	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.	\$750	Per unit / one-time	Situational
Smoking Violation Fee: For non-compliance with community smoking policy. Can lead to immediate termination of lease.	\$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

Date of Issuance: 1/7/2026