



# 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>Administrative Fee:</b> Administrative processing fee to cover lease preparation.	\$150	Per unit / one-time	<b>Required</b>
<b>Application Fee:</b> Fee to process rental application and background check.	\$81	Per application / one-time	<b>Required</b>
<b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.	\$200-\$400	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>Access Card Fee:</b> Electronic or physical key for secure entry to the community and/or home.	\$75	Per device / one-time	<b>Required</b>
<b>Pest Control:</b> Regular pest prevention and treatment services.	\$5	Per unit / month	<b>Required</b>
<b>Trash Removal:</b> Fee for trash collection, removal, and hauling services.	\$5	Per unit / month	<b>Required</b>
<b>Utility Administrative Fee:</b> Covers administrative costs associated with billing and managing water utility services.	Varies	Per unit / month	<b>Required</b>
<b>Utility Administration - New Account Fee:</b> One-time charge to activate new utility services.	\$3.50	Per unit / one-time	<b>Required</b>
<b>Valet Trash Services:</b> Fee for doorstep trash and recycle pickup service.	\$35	Per unit / month	<b>Required</b>
<b>Wastewater Removal Administrative Fee:</b> Management of community stormwater drainage and runoff infrastructure.	Varies	Per unit / month	<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>Common Area Utilities:</b> Shared utility costs in community common areas.	Usage-based	Per unit or occupant / month	<b>Required</b>
<b>Trash Removal:</b> Cost of trash collection, removal, and hauling services.	Usage-based	Per unit / month	<b>Required</b>

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<b>Electric (Utility):</b> Cost of electricity usage for your apartment.	Usage-based	Per unit / month	<b>Required</b>
<b>Gas (Utility):</b> Cost of gas usage for your apartment.	Usage-based	Per unit / month	<b>Required</b>
<b>Stormwater / Drainage (Utility):</b> Local stormwater management and drainage system fee.	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>Amenity / Clubhouse Rental Deposit (Refundable):</b> Refundable deposit for potential damages during a clubhouse rental.	\$250	Per occurrence	Optional
<b>Amenity / Clubhouse Rental Fee:</b> Fee for reserving the community clubhouse for events or gatherings.	\$150	Per hour / occurrence	Optional
<b>Bike Storage:</b> Monthly fee for bicycle storage.	\$10	Per unit / month	Optional
<b>Single or Tandem Enclosed Garage (parking rent):</b> Charge for access to enclosed garage space.	\$50	Per unit / month	Optional
<b>Pet Fee (Non-refundable):</b> Fee for allowing pets in the home.	\$350	Per pet / one-time	Optional
<b>Pet Rent:</b> Monthly charge for keeping a pet in the home.	\$25	Per pet / month	Optional
<b>Pet Rent Additional:</b> Additional monthly charge for Puppies / Kittens under 1 year old.	\$25	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>Storage Rent:</b> Fee for an on-site storage unit.	\$30-\$125	Per Storage / month	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.	\$75	Per occurrence	Situational

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<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.	200%	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.	\$500	Per occurrence	Situational
<b>Late Fee:</b> Penalty for rent or fee payments made after the due date.	10% of monthly 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>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.	\$75	Per occurrence	Situational
<b>Parking EV Charging:</b> Fee for on-site electric vehicle charging access.	Varies	Per vehicle / charge	Situational
<b>Pet / Animal Violation Fee:</b> Fee issued for unauthorized pets or violations of pet policy.	\$100 initial \$10 daily	Per occurrence	Situational
<b>Reletting Fee:</b> An expense associated with re-renting a unit after early lease termination.	2xs the monthly 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 Container Replacement:</b> Charge for replacing a lost, stolen, or damaged trash bin.	\$50	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 fee	Per occurrence	Situational

Date of Issuance: 12/1/2025

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