



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.	N/A	Per unit / one-time	Required
Application Fee: Fee to process rental application and background check.	N/A	Per application / one-time	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$500	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.	\$38	Per device / one-time	Required
Amenities Fee: Fee for access to shared resident amenities and facilities.	N/A	Per unit / month	Required
Cable Television: Community-provided cable TV and/or internet services.	N/A	Per unit / month	Required
Key & Lock Replacement: Charge for key replacement or rekeying residential lock.	\$75	Per unit / one time	Required
HOA Allocation: Allocation of dues charged by community's Home Owner's Association.	N/A	Per unit / month	Required
Ordinance Fee: Systematic Code Enforcement Fee and/or Rent Stabilization Fee (<i>Los Angeles properties only</i>).	N/A	Per unit / month	Required
Pest Control: Regular pest prevention and treatment services.	N/A	Per unit / month	Required
Technology Package: Fee for use of in-unit technology package.	\$65 (Wi-Fi in home)	Per unit / month	Required
Trash Removal: Fee for trash collection, removal, and hauling services.	N/A	Per unit / month	Required

*Fees subject to change.

Itemized Fee Details



Utility Administrative Fee: Covers administrative costs associated with billing and managing water utility services.	N/A	Per unit / month	Required
Utility Administration - New Account Fee: One-time charge to activate new utility services.	N/A	Per unit / one -time	Required
Valet Trash Services: Fee for doorstep trash and recycle pickup service.	\$13.25	Per unit / month	Required
Wastewater Removal Administrative Fee: Management of community stormwater drainage and runoff infrastructure.	N/A	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.	N/A	Per unit or occupant / month	Required
Trash Removal: Cost of trash collection, removal, and hauling services.	N/A	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.	N/A	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
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.	N/A	Per occurrence	Optional
Amenity / Clubhouse Rental Fee: Fee for reserving the community clubhouse for events or gatherings.	\$50	Per hour / occurrence	Optional
Bike Storage: Monthly fee for bicycle storage.	\$5	Per unit / month	Optional
Single or Tandem Enclosed Garage (parking rent): Charge for access to enclosed garage space.	\$250	Per unit / month	Optional

*Fees subject to change.

Itemized Fee Details



Garage Structure (Parking Rent): Charge for access to a garage space in large parking garage structure.	\$150	Per item / month	Optional
Additional Space (Parking Rent): Charge for additional parking space on site.	N/A	Per vehicle / month	Optional
Parking Permit Fee (Reliant Parking): Fee for parking permit registration with Reliant Parking.	\$25	Per vehicle / year	Optional
Pet Deposit (Refundable): Deposit to cover any pet-related damage.	N/A	Per pet / one-time	Optional
Pet Dog DNA Program Fee (Non-refundable): Registration fee for dog DNA application process.	\$75	Pet dog / one-time	Optional
Pet Fee (Non-refundable): Fee for allowing pets in the home.	N/A	Per pet / one-time	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	\$50 Cat, \$75 Dog	Per pet / month	Optional
Pet Rent Additional: Additional monthly charge for Puppies / Kittens under 1 year old.	N/A	Per pet / month	Optional
Pet Screening Fee: Fee paid to PetScreening for pet profile management (<i>Fee waived for assistance animals</i>).	\$25 ACH / \$30 CC/Debit	Per pet / year	Optional
Satellite Dish Deposit (Refundable): Refundable deposit for installation of satellite dish, if allowed.	N/A	Per unit / one-time	Optional
Storage Rent: Fee for an on-site storage unit.	\$50-\$100	Per Storage / month	Optional
Washer/Dryer Rent: In-home washer and dryer rental and maintenance.	N/A	Per unit / 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.	\$75	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

*Fees subject to change.

Itemized Fee Details



Transfer Unit Fee: Charge for transferring to another home within the same community prior to fulfilling lease term.	1 month rent	Per occurrence	Situational
Late Fee: Penalty for rent or fee payments made after the due date.	\$250	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.	\$75	Per occurrence	Situational
Month to Month Fee: Monthly fee incurred after lease expiration until lease agreement is renewed. <i>(Applies to properties in MA only)</i>	\$1000	Per unit / per month	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$150	Per occurrence	Situational
Parking Lost Permit Fee: Fee for parking permit replacement.	\$25	Per occurrence	Optional
Parking Violation Fee: Fee for non-compliance with lease terms or community policies related to parking.	\$75	Per occurrence	Situational
Parking EV Charging: Fee for on-site electric vehicle charging access.	\$200	Per vehicle / charge	Situational
Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy.	\$125	Per occurrence	Situational
Reletting Fee: An expense associated with re-renting a unit after early lease termination.	N/A	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.	Up to one month's rent	Per unit / one-time	Situational
Short Term Lease Fee: Fee assessed on lease terms shorter than standard term.	N/A	Per unit / month	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.	\$25-\$75	Per occurrence	Situational

*Fees subject to change.

Itemized Fee Details



Trash Violation Fee: Charge for non-compliance of community trash policy.

\$50 1st, \$75 each additional

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: 2/18/2026

*Fees subject to change.