



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.

RIVERWOODS APARTMENTS			
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.	\$35	Per application / one-time	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$250 – 1 month's rent	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
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>	
Pet Fee (Non-refundable): Fee for allowing pets in the home.	\$500	Per pet / one-time	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	\$50	Per pet / month	Optional
Pet Screening Fee: Fee paid to PetScreening for pet profile management (<i>Fee waived for assistance animals</i>).	\$30	Per pet / year	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.	\$100	Per occurrence	Situational
Concession Repayment: Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	Situational

*Fees subject to change.

Itemized Fee Details



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
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	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.	\$100, \$10/day	Per occurrence	Situational
Smoking Violation Fee: For non-compliance with community smoking policy.	Up to \$500	Per occurrence	Situational
Trash Violation Fee: Charge for non-compliance of community trash policy.	\$50 - \$75	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: 09/10/2025

Itemized Fee Details



RIVERWOODS AT TOWNSQUARE

FEE TYPE	COST	FREQUENCY	STATUS
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Required Pre-Lease *Fixed* *The below costs are required as part of every rental application.*

Application Fee: Fee to process rental application and background check.	\$35	Per application / one-time	Required
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Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$250 – 1 month's rent	Per unit / one-time	Required
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Required Home Essentials *Usage-Based* *The below costs are required as part of every lease.*

Electric (Utility): Cost of electricity usage for your apartment.	Usage-based	Per unit / month	Required
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Add Ons / Supplemental *The below costs are supplemental or needs based.*

Pet Fee (Non-refundable): Fee for allowing pets in the home.	\$500	Per pet / one-time	Optional
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Pet Rent: Monthly charge for keeping a pet in the home.	\$50	Per pet / month	Optional
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Pet Screening Fee: Fee paid to PetScreening for pet profile management (<i>Fee waived for assistance animals</i>).	\$30	Per pet / year	Optional
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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
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Concession Repayment: Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	Situational
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Early Lease Termination Fee: Fee for ending lease agreement before its scheduled end date.	200%	Per occurrence	Situational
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Improper Notice Fee: Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational
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Late Fee: Penalty for rent or fee payments made after the due date.	10% of rent	Per occurrence	Situational
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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.	Varies	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.	\$100, \$10/day	Per occurrence	Situational
Smoking Violation Fee: For non-compliance with community smoking policy.	Up to \$500	Per occurrence	Situational
Trash Violation Fee: Charge for non-compliance of community trash policy.	\$50 - \$75	Per occurrence	Situational
Non-transferred Utility Fee and Cost Recovery (Utility): Admin fee and utility costs incurred while the unit was occupied by	Usage-based / \$50 admin fee	Per occurrence	Situational

Date of Issuance: 12/1/2025

Itemized Fee Details



RIVERWOODS AT LAKERIDGE			
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.	\$35	Per application / one-time	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$250 – 1 month's rent	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
Utility Administrative Fee: Covers administrative costs associated with billing and managing water utility services.	\$3.55	Per unit / month	Required
Utility Administration - New Account Fee: One-time charge to activate new utility services.	\$10	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
Water and Wastewater (Utility): Water usage and wastewater removal costs.	Usage-based	Per unit / month	Required
Add Ons / Supplemental		<i>The below costs are supplemental or needs based.</i>	
Single or Tandem Enclosed Garage (parking rent): Charge for access to enclosed garage space.	\$125	Per unit / month	Optional
Pet Fee (Non-refundable): Fee for allowing pets in the home.	\$500	Per pet / one-time	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	\$50	Per pet / month	Optional
Pet Screening Fee: Fee paid to PetScreening for pet profile management (<i>Fee waived for assistance animals</i>).	\$30	Per pet / year	Optional
Washer/Dryer Rent: In-home washer and dryer rental and maintenance.	\$70	Per unit / month	Optional

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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.	200%	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.	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	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.	\$100, \$10/day	Per occurrence	Situational
Smoking Violation Fee: For non-compliance with community smoking policy.	Up to \$500	Per occurrence	Situational
Trash Violation Fee: Charge for non-compliance of community trash policy.	\$50 - \$75	Per occurrence	Situational
Non-transferred Utility Fee and Cost Recovery (Utility): Admin fee and utility costs incurred while the unit was occupied by	Usage-based / \$50 admin fee	Per occurrence	Situational

Date of Issuance: 12/1/2025

*Fees subject to change.