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.

STERLING GREEN VILLAGE			
FEE TYPE	**COST**	**FREQUENCY**	**STATUS**
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.	$40.00	Per application / one-time	**Required**
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	$600.00	Per unit / one-time	**Required**
Add Ons / Supplemental	*The below costs are supplemental or needs based.*		
Pet Deposit (Refundable): Deposit to cover any pet-related damage.	$250.00	Per pet / one-time	Optional
Pet Fee (Non-refundable): Fee for allowing pets in the home.	$300.00	Per pet / one-time	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	$25.00	Per pet / month	Optional
Pet Screening Fee: Fee paid to PetScreening for pet profile management ***(Fee waived for assistance animals)***.	$30.00	Per pet / year	Optional
Satellite Dish Deposit (Refundable): Refundable deposit for installation of satellite dish, if allowed.	$250.00	Per unit / one-time	Optional
Situational Fees	*The below costs are situationally based.*		
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.	10% of rent	Per occurrence	Situational

*Fees subject to change.

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.	$50.00	Per occurrence	Situational
Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy.	$100 fee + $10/day	Per occurrence	Situational
Reletting Fee: An expense associated with re-renting a unit after early lease termination.	85% of rent	Per occurrence	Situational
Security Deposit Additional (Refundable): Extra refundable deposit for added risk, damages, or lease conditions.	$500.00	Per unit / one-time	Situational
Smoking Violation Fee: For non-compliance with community smoking policy.	Up to $500	Per occurrence	Optional
Trash Violation Fee: Charge for non-compliance of community trash policy.	$50	Per occurrence / month	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.	Usage-based / $50 fee	Per occurrence	Situational

Date of Issuance: 1/7/2026

Itemized Fee Details

SHELDON RANCH			
FEE TYPE	**COST**	**FREQUENCY**	**STATUS**
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.	$40.00	Per application / one-time	**Required**
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	$600.00	Per unit / one-time	**Required**
Add Ons / Supplemental	*The below costs are supplemental or needs based.*		
Pet Deposit (Refundable): Deposit to cover any pet-related damage.	$250.00	Per pet / one-time	Optional
Pet Fee (Non-refundable): Fee for allowing pets in the home.	$300.00	Per pet / one-time	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	$25.00	Per pet / month	Optional
Pet Screening Fee: Fee paid to PetScreening for pet profile management ***(Fee waived for assistance animals)***.	$30.00	Per pet / year	Optional
Satellite Dish Deposit (Refundable): Refundable deposit for installation of satellite dish, if allowed.	$250.00	Per unit / one-time	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.	$100.00	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.	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.	10% of rent	Per occurrence	Situational
Lease Non-Compliance Fee: Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	Situational

*Fees subject to change.

Itemized Fee Details

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.	$50.00	Per occurrence	Situational
Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy.	$100 fee + $10/day	Per occurrence	Situational
Reletting Fee: An expense associated with re-renting a unit after early lease termination.	85% of rent	Per occurrence	Situational
Security Deposit Additional (Refundable): Extra refundable deposit for added risk, damages, or lease conditions.	$500.00	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.	$50.00	Per occurrence	Situational

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