



# 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>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.	\$250	Per unit / one-time	<b>Required</b>
<b>Security Deposit Alternative:</b> Alternative to a standard security deposit typically issued through a surety bond	\$218.75 Bond	Per unit / one-time	<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>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 / HUD included	Per unit / month	<b>Required</b>
<b>Stormwater / Drainage (Utility):</b> Local stormwater management and drainage system fee.	Usage-based / TC&HUD included	Per unit / month	<b>Required</b>
<b>Water and Wastewater (Utility):</b> Water usage and wastewater removal costs.	Usage-based / TC&HUD included	Per unit / month	<b>Required</b>
<b>Renter Liability - Third Party:</b> Expense related to required liability coverage through a third-party provider.	Varies / TC & HUD not required	Per unit / month	<b>Required</b>
<b>Add Ons / Supplemental</b>		<i>The below costs are supplemental or needs based.</i>	
<b>Pet Fee (Non-refundable):</b> Fee for allowing pets in the home.	\$300 – Market & TC only	Per pet / one-time	<b>Optional</b>
<b>Pet Rent:</b> Monthly charge for keeping a pet in the home.	\$35 – Market & TC only	Per pet / month	<b>Optional</b>
<b>Pet Screening Fee:</b> Fee paid to PetScreening for pet profile management ( <i>Fee waived for assistance animals</i> ).	\$30	Per pet / year	<b>Optional</b>

\*Fees subject to change.

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Situational Fees		<i>The below costs are situationally based.</i>		
<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.	2 times rent	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.	\$400 market units only	Per occurrence	Situational	
<b>Late Fee:</b> Penalty for rent or fee payments made after the due date.	\$50 market, \$25 TC, HUD \$5 on 6 <sup>th</sup> + \$1 each day	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>Lock Replacement:</b> Charge for lock replacement or rekeying residential lock.	Varies	Per occurrence	Situational	
<b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.	\$35	Per occurrence	Situational	
<b>Parking Violation Fee:</b> Fee for non-compliance with lease terms or community policies related to parking.	Varies	Per occurrence	Situational	
<b>Pet / Animal Violation Fee:</b> Fee issued for unauthorized pets or violations of pet policy.	Varies	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>Smoking Violation Fee:</b> For non-compliance with community smoking policy.	Up to \$500	Per occurrence	Situational	
<b>Trash Violation Fee:</b> Charge for non-compliance of community trash policy.	\$20-\$40	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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