



# 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>Application Fee:</b> Fee to process rental application and background check.	\$50	Per application / one-time	<b>Required</b>
<b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.	\$200-\$300	Per unit / one-time	<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>Pet Deposit (Refundable):</b> Deposit to cover any pet-related damage.	\$150	Per pet / one-time	Optional
<b>Pet Fee (Non-refundable):</b> Fee for allowing pets in the home.	\$150	Per pet / one-time	Optional
<b>Pet Rent:</b> Monthly charge for keeping a pet in the home.	\$30	Per pet / month	Optional
<b>Pet Screening Fee:</b> Fee paid to PetScreening for pet profile management ( <i>Fee waived for assistance animals</i> ).	\$25 ACH / \$30 CC/Debit	Per pet / year	Optional
<b>Satellite Dish Deposit (Refundable):</b> Refundable deposit for installation of satellite dish, if allowed.	\$500	Per unit / one-time	Optional
<b>Situational Fees</b>		<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.	2x base 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.	\$250	Per occurrence	Situational

\*Fees subject to change.

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<b>Late Fee:</b> Penalty for rent or fee payments made after the due date.	10% of base 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>Lock Replacement:</b> Charge for lock replacement or rekeying residential lock.	\$35	Per occurrence	Situational
<b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.	\$75	Per occurrence	Situational
<b>Pet / Animal Violation Fee:</b> Fee issued for unauthorized pets or violations of pet policy.	\$100/animal + \$10/day	Per occurrence	Situational
<b>Reletting Fee:</b> An expense associated with re-renting a unit after early lease termination.	varies	Per occurrence	Situational
<b>Security Deposit Additional (Refundable):</b> Extra refundable deposit for added risk, damages, or lease conditions.	Up to one month's rent	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 Violation Fee:</b> Charge for non-compliance of community trash policy.	varies	Per occurrence	Situational
<b>Non-transferred Utility Fee (Utility):</b> Admin fee for utility costs not moved to resident's name.	\$50	Per occurrence	Situational

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