



# 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</b> <i>Fixed</i>		<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.	\$35.00	Per application / one-time	<b>Required</b>
<b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.	\$500 - \$1000	Per unit / one-time	<b>Required</b>
<b>Required Home Essentials</b> <i>Usage-Based</i>		<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	Per unit / month	<b>Required</b>
<b>Add Ons / Supplemental</b>		<i>The below costs are supplemental or needs based.</i>	
<b>Pet Deposit (Refundable):</b> Deposit to cover any pet-related damage.	\$250	Per pet / one-time	Optional
<b>Pet Rent:</b> Monthly charge for keeping a pet in the home.	\$45 dog/ \$35 cat	Per pet / month	Optional
<b>Pet Screening Fee:</b> Fee paid to PetScreening for pet profile management ( <i>Fee waived for assistance animals</i> ).	\$30	Per pet / year	Optional
<b>Situational Fees</b>		<i>The below costs are situationally based.</i>	
<b>Access Card Fee Replacement:</b> Charge to replace lost or damaged key, fob, remote, or lost parking permit.	\$10-\$50	Per occurrence	Situational
<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 rent amount	Per occurrence	Situational
<b>Improper Notice Fee:</b> Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational

\*Fees subject to change.

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<b>Transfer Unit Fee:</b> Charge for transferring to another home within the same community.	TBD	Per occurrence	Situational
<b>Late Fee:</b> Penalty for rent or fee payments made after the due date.	\$80	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.	\$50-\$150 \$85 afterhours	Per occurrence	Situational
<b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.	\$25	Per occurrence	Situational
<b>Parking Lost Permit Fee:</b> Fee for parking permit replacement.	\$150	Per occurrence	Optional
<b>Parking Violation Fee:</b> Fee for non-compliance with lease terms or community policies related to parking.	Varies	Per occurrence	Situational
<b>Security Deposit Additional (Refundable):</b> Extra refundable deposit for added risk, damages, or lease conditions.	\$500	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.	\$50-\$150	Per occurrence	Situational
<b>Vacant Cost Recovery (Utility):</b> Utility costs incurred while the unit was occupied by resident.	Usage-based	Per occurrence	Situational

Date of Issuance: 5/15/2026