



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
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.	\$500 - \$1000	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.	\$50	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 Deposit (Refundable): Deposit to cover any pet-related damage.	\$250	Per pet / one-time	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	\$45 dog/ \$35 cat	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.	\$10 - \$50	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.	2x rent amount	Per occurrence	Situational

*Fees subject to change.

Itemized Fee Details



Improper Notice Fee: Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational
Transfer Unit Fee: Charge for transferring to another home within the same community.	TBD	Per occurrence	Situational
Late Fee: Penalty for rent or fee payments made after the due date.	\$80	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-\$150 \$85afterhours	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$25	Per occurrence	Situational
Parking Lost Permit Fee: Fee for parking permit replacement.	\$150	Per occurrence	Optional
Parking Violation Fee: Fee for non-compliance with lease terms or community policies related to parking.	Varies	Per occurrence	Situational
Security Deposit Additional (Refundable): Extra refundable deposit for added risk, damages, or lease conditions.	\$500	Per unit / one-time	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-\$150	Per occurrence	Situational
Vacant Cost Recovery (Utility): Utility costs incurred while the unit was occupied by resident.	Usage-based	Per occurrence	Situational

Date of Issuance: 5/15/2026